

Executive Summary Report

Characteristics-Based Market Adjustment for 2003 Assessment Roll

Area Name: Area 60 – Lake Young

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 675

Range of Sale Dates: 1/2001 -12/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2002 Value	\$77,600	\$187,900	\$265,500	\$278,100	95.5%	8.24%
2003 Value	\$80,600	\$196,700	\$277,300	\$278,100	99.7%	7.95%
Change	+\$3,000	+\$8,800	+\$11,800		+4.2%	-0.29%
%Change	+3.9%	+4.7%	+4.4%		+4.4%	-3.52%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.29% and -3.52% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2002 Value	\$91,000	\$173,400	\$264,400
2003 Value	\$94,500	\$182,800	\$277,300
Percent Change	+3.8%	+5.4 %	+4.9 %

Number of improved Parcels in the Population: 4610.

Summary of Findings The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built on Wellington Estates (Major 923844), homes located in Prestige park Div I (Major 689250) and Prestige Park Div II (major 689251) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

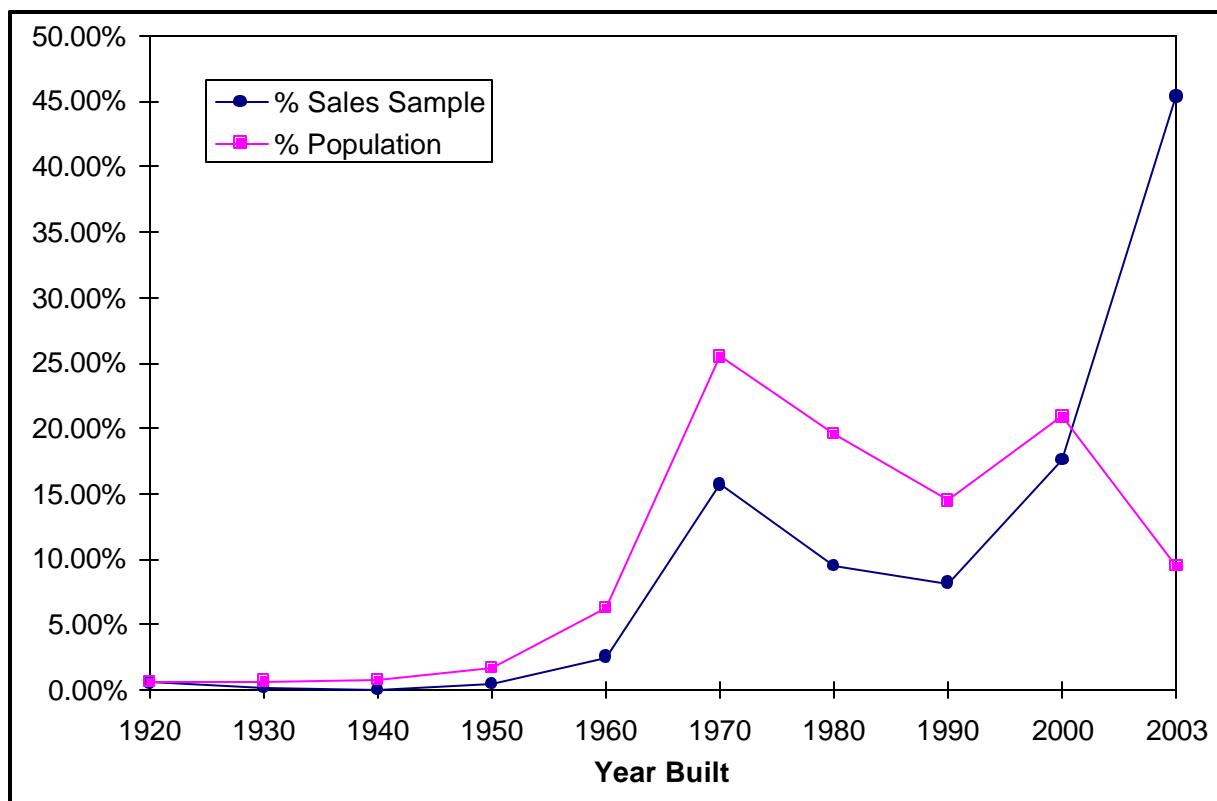
Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample

Year Built	Frequency	% Sales Sample
1920	4	0.59%
1930	1	0.15%
1940	0	0.00%
1950	3	0.44%
1960	17	2.52%
1970	106	15.70%
1980	64	9.48%
1990	55	8.15%
2000	119	17.63%
2003	306	45.33%
		675

Population

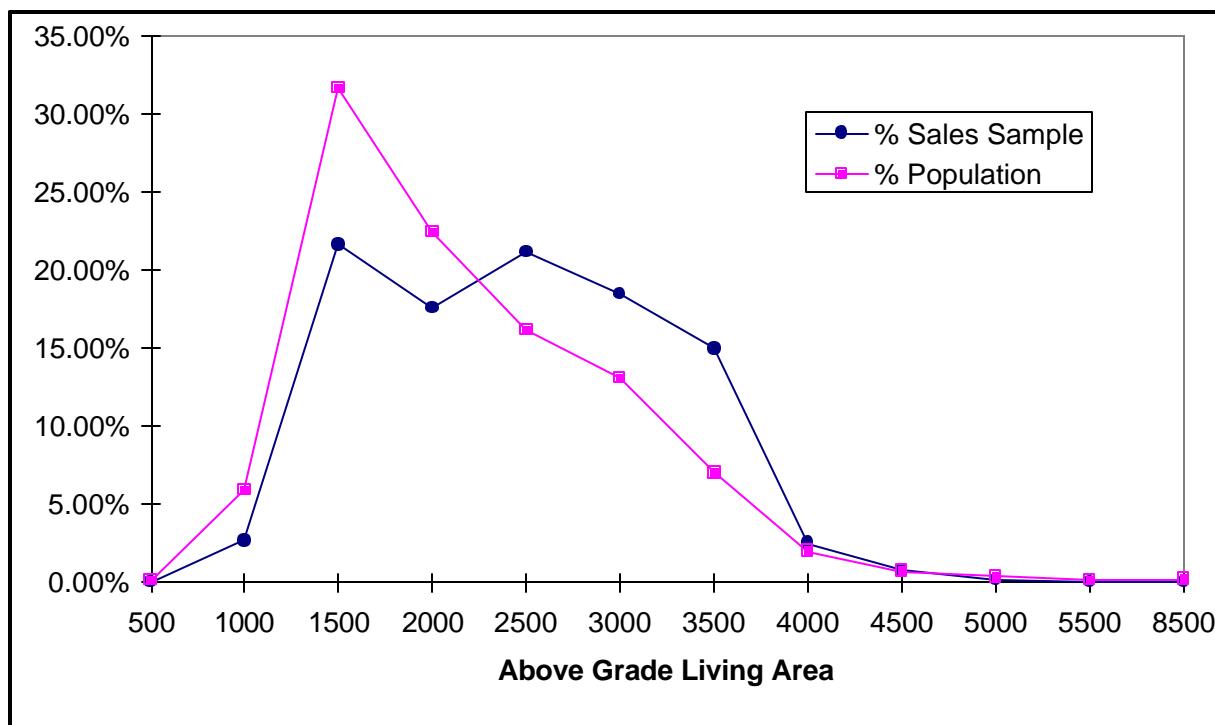
Year Built	Frequency	% Population
1920	30	0.65%
1930	32	0.69%
1940	35	0.76%
1950	78	1.69%
1960	290	6.29%
1970	1174	25.47%
1980	902	19.57%
1990	667	14.47%
2000	964	20.91%
2003	438	9.50%
		4610



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

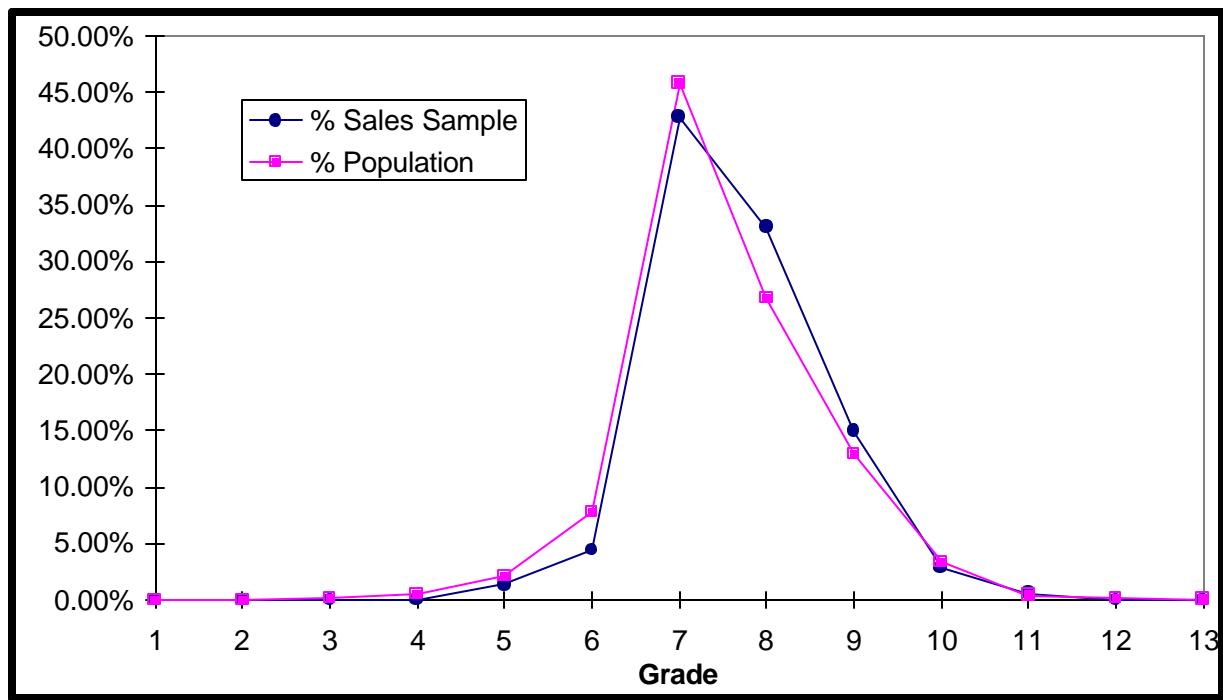
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	7	0.15%
1000	18	2.67%	1000	273	5.92%
1500	146	21.63%	1500	1462	31.71%
2000	119	17.63%	2000	1037	22.49%
2500	143	21.19%	2500	746	16.18%
3000	125	18.52%	3000	603	13.08%
3500	101	14.96%	3500	325	7.05%
4000	17	2.52%	4000	92	2.00%
4500	5	0.74%	4500	33	0.72%
5000	1	0.15%	5000	17	0.37%
5500	0	0.00%	5500	6	0.13%
8500	0	0.00%	8500	9	0.20%
	675			4610	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

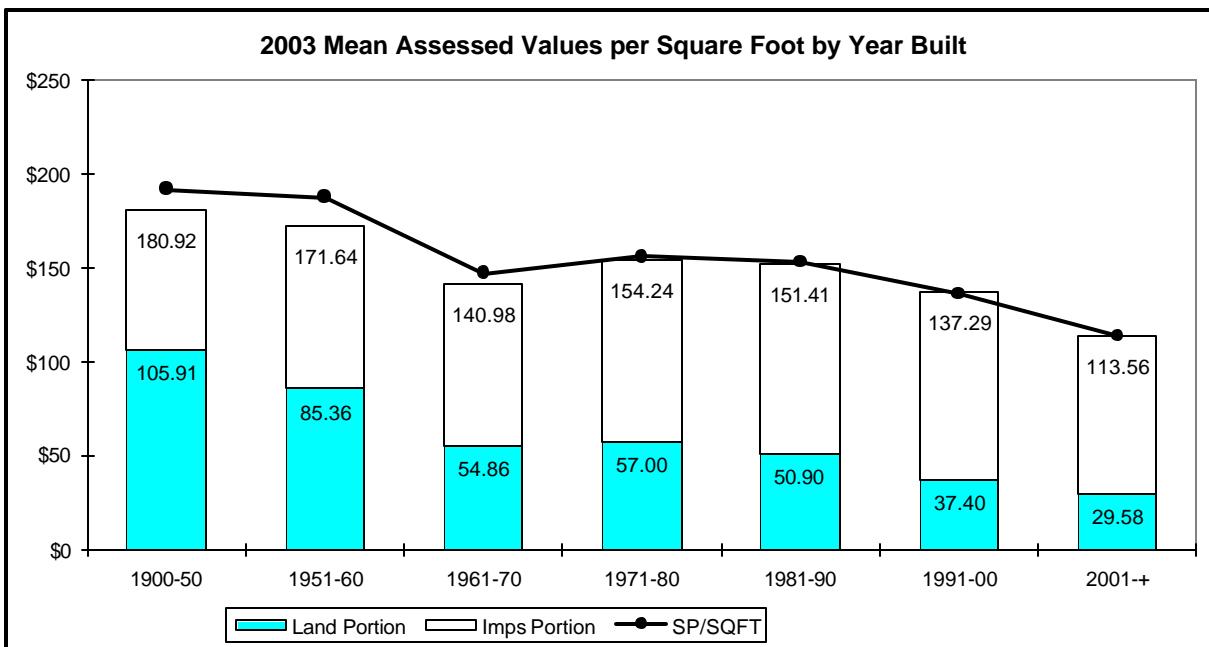
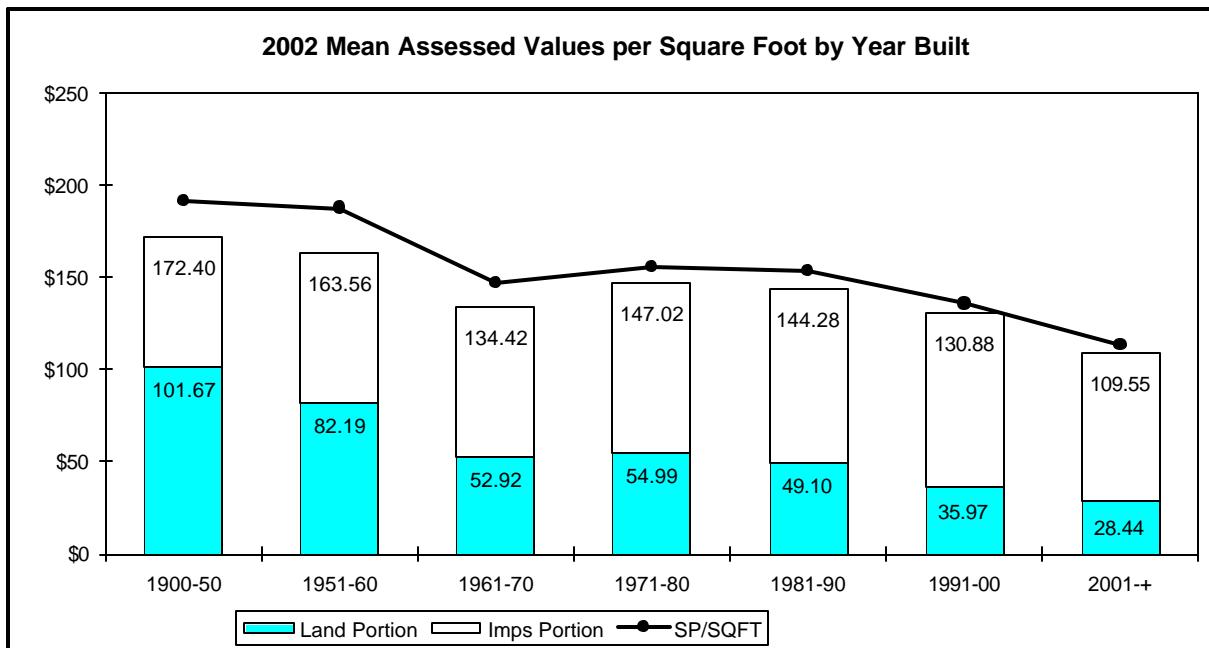
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	8	0.17%
4	0	0.00%	4	23	0.50%
5	9	1.33%	5	96	2.08%
6	30	4.44%	6	360	7.81%
7	289	42.81%	7	2111	45.79%
8	223	33.04%	8	1236	26.81%
9	101	14.96%	9	596	12.93%
10	19	2.81%	10	153	3.32%
11	4	0.59%	11	19	0.41%
12	0	0.00%	12	6	0.13%
13	0	0.00%	13	2	0.04%
	675			4610	



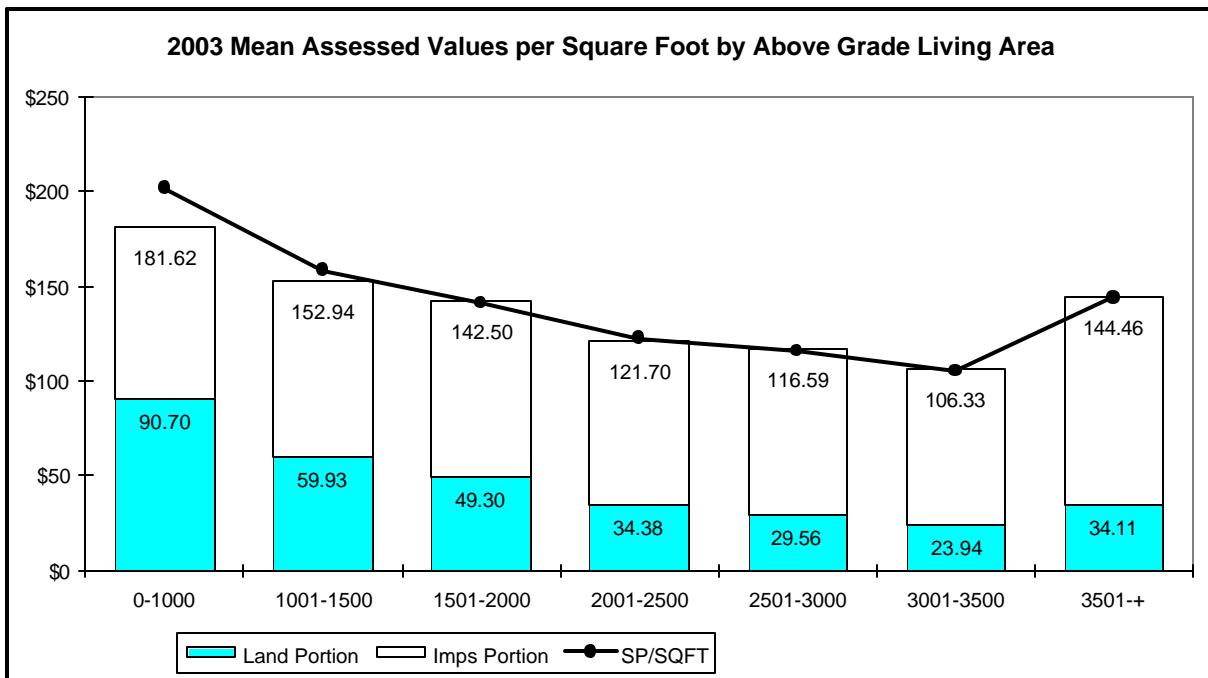
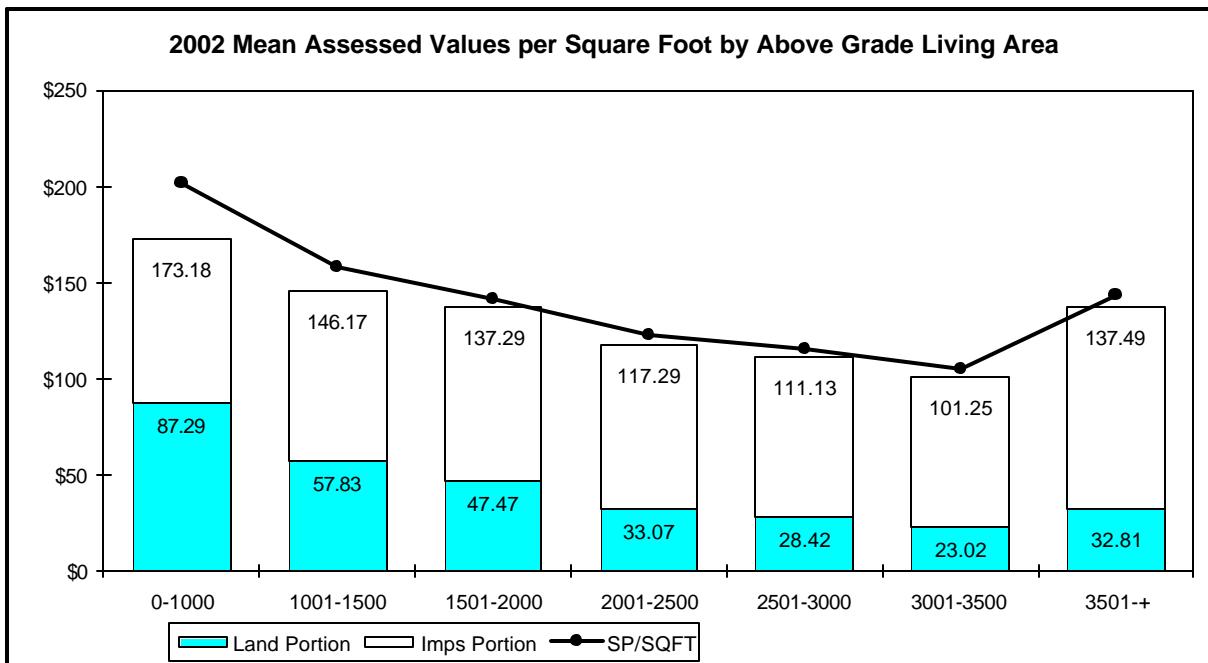
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2002 and 2003 Per Square Foot Values
By Year Built or Year Renovated**



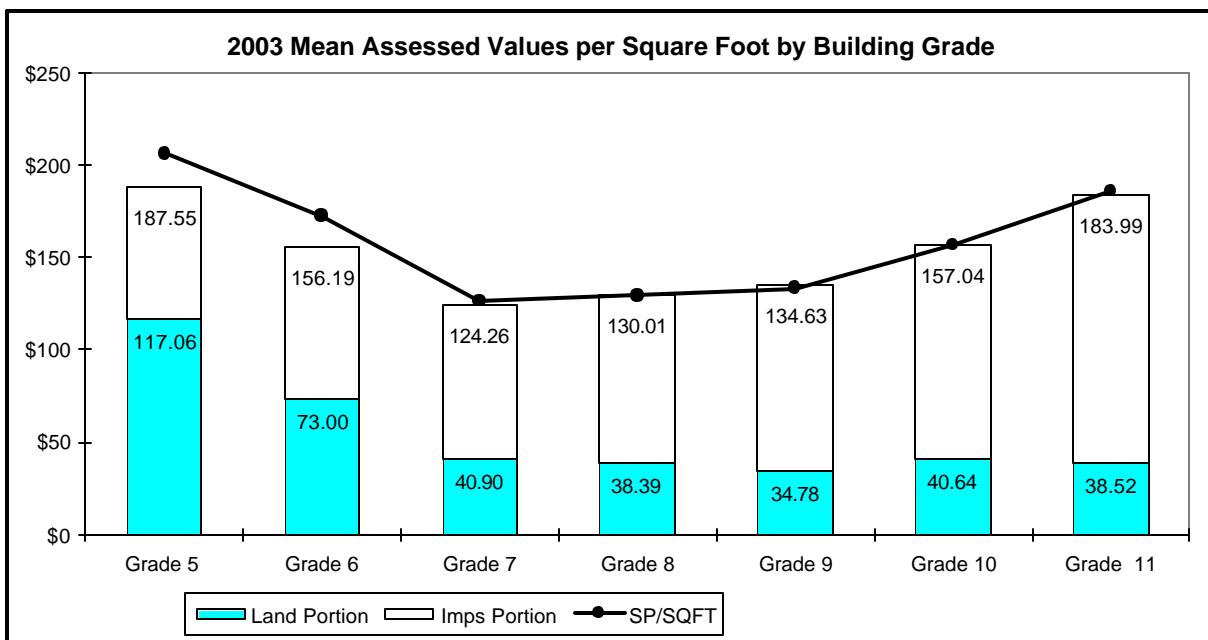
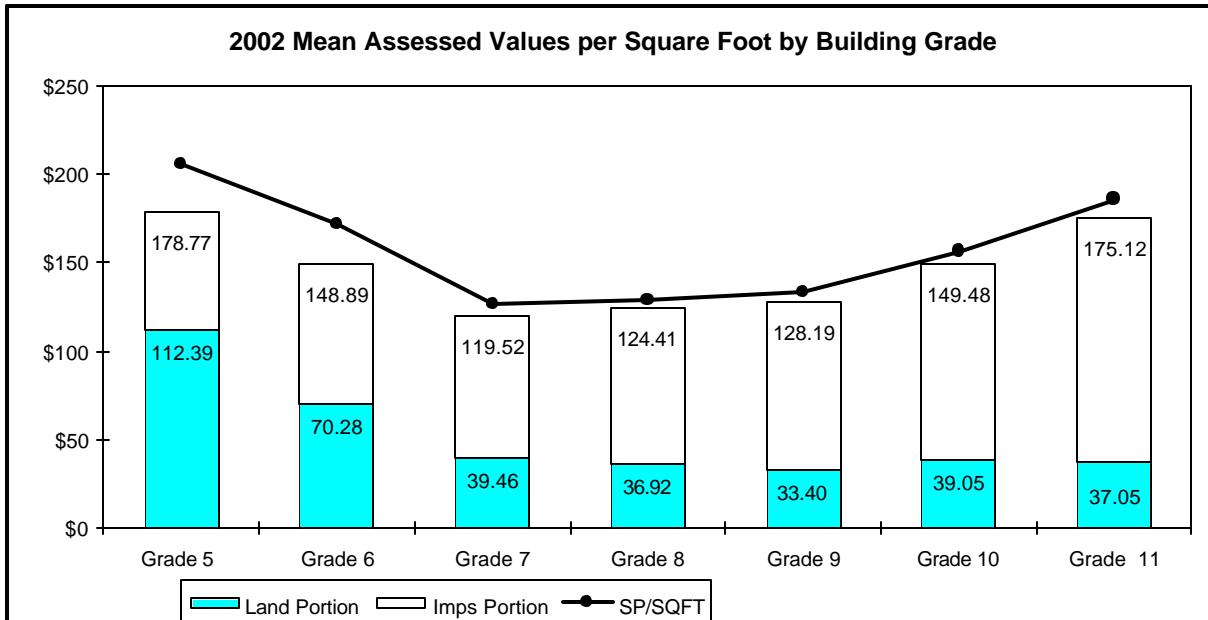
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Above Grade Living Area**

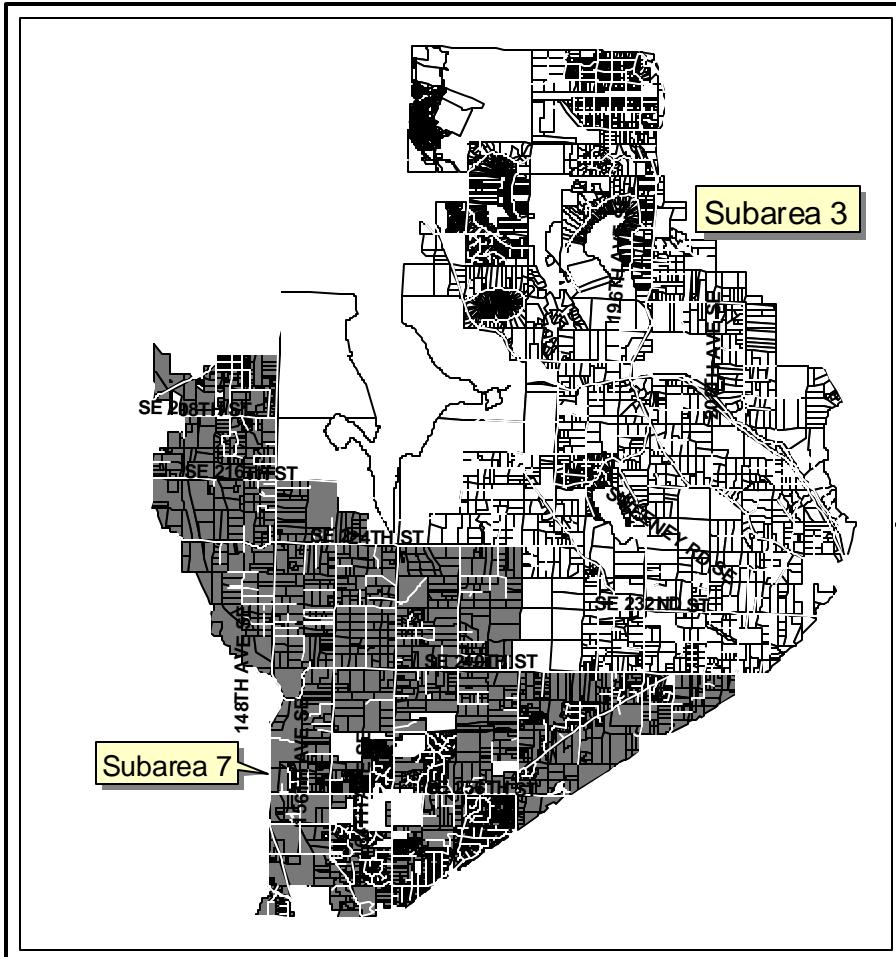


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2002 and 2003 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. Most of low grade homes are bought by builders to tear down and built new homes.



Lake Young
Area 60

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Legend

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	Lake young.shp
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Annual Update Process

Data Utilized

Available sales closed from 1/1/2001 through 12/31/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on 43 usable land sales available in the area, and their 2002 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.4 % increase in land assessments in the area for the 2003 Assessment Year. The following formula will be applied to all land:

$$2003 \text{ Land Value} = 2002 \text{ Land Value} / 0.957854$$

or

$$2003 \text{ Land Value} = 2002 \text{ Land Value} * 1.044$$

Note: There would be no change if 2002 land value is less than or equal to \$10,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 675 usable residential sales in the Lake Young area.

The chosen adjustment model was developed using multiple regression. The 2002 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved parcel Update (Continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built on Wellington Estates (Major 923844), homes built on Prestige park Div I (Major 689250) and Prestige Park Div II (major 689251) had a higher average ratio (assessed value/sales price) than other improvements and formula adjusts these properties upward less than others thus improving equalization.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / \{0.9508452 + (0.1274548 \text{ if major 923844}) + (0.03144055 \text{ if major 689250 or 689251})\}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report on page 12.

Other: *If multiple houses exist on a parcel, then

$$2003 \text{ Total Value} = \text{New land Value} + 2002 \text{ Imps Value} * 1.047 \text{ with result rounded down to the next \$1,000.}$$

$$\text{then, } 2003 \text{ Imps Value} = 2003 \text{ Total Value} - 2003 \text{ Land Value.}$$

*If a house and mobile home exist, the formula derived from the house is used.

If “accessory improvements only *”, then:

$$\text{“2003 Total Value} = \text{New land Value} + 2002 \text{ Imps Value} * 1.047 \text{ with result rounded down to the next \$1,000.}$$

$$\text{then, } 2003 \text{ Imps Value} = 2003 \text{ Total Value} - 2003 \text{ Land Value.}$$

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less or “No Perc” (SewerSystem=3 or 4) or water system = 3 or 4 will be:

$$\text{Previous land Value} * 1.0 \quad \text{Or} \quad \text{Previous Improvement Value} * 1.0.$$

If improvements “Building Grade 1-4”, they will be treated as accessories:

“2003 Total Value for Building Grade 1-4 = New Land Value + (2002 Imps Value * 1.047)” with result rounded down to the next \$1,000

Improved parcel Update (Continued)

If improvements on “exception parcels” (poor condition or % net condition >0), then

“2003 Total Value = New Land Value + (2002 Imps Value * 1.0)” with result rounded down to the next \$1,000

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

Based on 22 usable mobile home sales available in the area, and their 2002 Assessment Year assessed values, an overall market adjustment was derived. This resulted in an overall 4.7% increase in mobile home assessments in the area for the 2003 Assessment Year. The following formula will be applied to all mobile homes:

2003 mobile home Value = New Land value + 2002 Imp Value *1.047 with result rounded down to the next \$1,000.

then, 2003 Imps Value = 2003 Total Value – 2003 Land Value

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 60 Annual Update Model Adjustments

2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.2%

Major 923844 (Wellington Estate)

Yes

% Adjustment -12.4%

Major 689250 or 689251 (Prestige park Div. one or Two)

Yes

% Adjustment -3.4%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes built on Wellington Estate (Major 923844) would receive 7.2% downward adjustment (5.2% Overall - 12.4% Major 923844). 26 homes out of 4610 homes would get this adjustment.

Homes built on Prestige park Div one (Major 689250) or Prestige park Div. two (Major 689251) would receive 1.8% upward adjustment (5.2% Overall -3.4% Major 689250 or 689251). 40 homes out of 4610 homes would get this adjustment.

Approximately, 98.7% of the population in the area are adjusted by the overall alone. There are 4610 parcels with one improvement consisting of 1-3 living units.

Area 60 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales used	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
923844	Wellington Estate	20	28	71.4%	SE-23-22-5	7	7	2002	156 SE 254TH ST
689250	Prestige Park Div I	13	17	76.5%	SW-23-22-5	7	8	2000-2001	154SE 254TH ST
689251	Prestige Park Div II	23	24	95.8%	SE-23-22-5	7	8	2001-2002	156 SE 255TH ST

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
5	9	0.884	0.928	4.9%	0.860	0.995
6	30	0.869	0.912	4.9%	0.871	0.953
7	289	0.956	0.993	3.9%	0.984	1.002
8	223	0.960	1.004	4.5%	0.995	1.012
9	101	0.961	1.010	5.0%	0.994	1.025
10	19	0.955	1.004	5.1%	0.961	1.046
11	4	0.951	1.000	5.1%	0.764	1.236
Year Built	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	8	0.912	0.957	4.9%	0.883	1.030
1951-1960	17	0.872	0.916	5.0%	0.863	0.969
1961-1970	106	0.927	0.972	4.9%	0.955	0.990
1971-1980	64	0.957	1.004	4.9%	0.978	1.031
1981-1990	55	0.944	0.991	5.0%	0.967	1.014
1991-2000	119	0.969	1.017	4.9%	1.005	1.029
>2000	306	0.960	0.998	4.0%	0.991	1.005
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	2	0.925	0.940	1.6%	0.222	1.658
Average	567	0.960	1.002	4.4%	0.996	1.008
Good	102	0.916	0.961	4.9%	0.943	0.979
Very Good	4	0.948	0.995	4.9%	0.763	1.228
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	220	0.932	0.977	4.9%	0.965	0.990
1.5	7	0.932	0.979	5.0%	0.855	1.103
2	448	0.963	1.004	4.3%	0.998	1.011
Major 923844	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N	655	0.952	0.997	4.8%	0.991	1.003
Y	20	1.079	0.999	-7.4%	0.988	1.009

Area 60 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 99.7.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

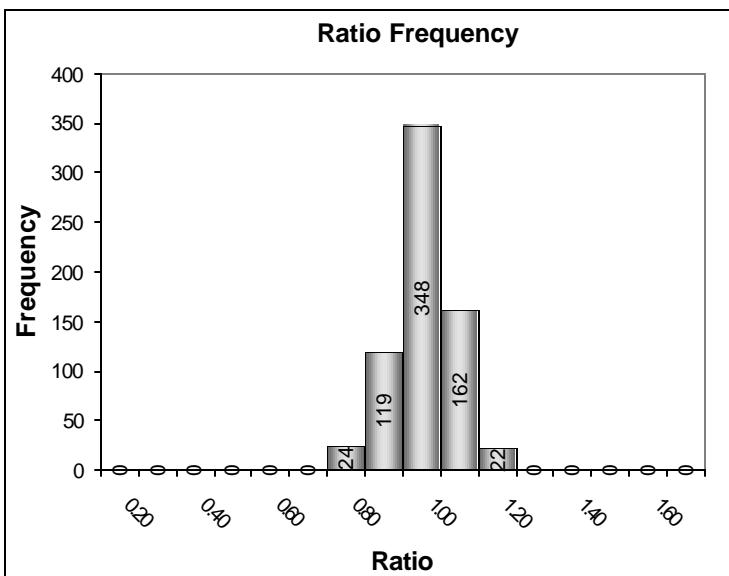
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
0-1000	18	0.861	0.903	4.9%	0.860	0.945
1001-1500	146	0.927	0.969	4.6%	0.955	0.984
1501-2000	119	0.972	1.008	3.8%	0.994	1.022
2001-2500	143	0.956	0.992	3.8%	0.979	1.004
2501-3000	125	0.960	1.007	4.9%	0.997	1.018
3001-4000	118	0.959	1.008	5.0%	0.994	1.021
4001-5000	6	0.987	1.038	5.1%	0.946	1.129
Prestige Park Plat	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
Major 689250	13	0.988	1.004	1.7%	0.980	1.028
Major 689251	22	0.976	0.992	1.6%	0.967	1.017
Waterfront	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N	664	0.957	1.000	4.5%	0.994	1.006
Y	11	0.829	0.871	5.0%	0.808	0.933
View Y/N	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
N	649	0.958	1.000	4.4%	0.994	1.006
Y	26	0.894	0.939	5.0%	0.892	0.986
Sub Area	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
3	186	0.946	0.994	5.0%	0.980	1.008
7	489	0.959	0.999	4.2%	0.993	1.006
Lot Size	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L..
<3000	7	0.992	1.041	4.9%	0.988	1.094
3000-5000	129	0.979	1.010	3.2%	1.001	1.020
5001-8000	233	0.951	0.993	4.5%	0.985	1.002
8001-16000	171	0.954	1.001	4.9%	0.988	1.014
16001-30000	39	0.952	1.000	5.0%	0.961	1.038
30001-43559	23	0.956	1.004	5.0%	0.962	1.046
1 Ac +	73	0.932	0.979	5.0%	0.953	1.004

Annual Update Ratio Study Report (Before)

2002 Assessments

District/Team: SE/ Team 3	Lien Date: 01/01/2002	Date of Report: 8/14/2003	Sales Dates: 1/2001 - 12/2002
Area Lake Young area / 60	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	675		
Mean Assessed Value	265,500		
Mean Sales Price	278,100		
Standard Deviation AV	92,168		
Standard Deviation SP	97,441		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.956		
Median Ratio	0.959		
Weighted Mean Ratio	0.955		
UNIFORMITY			
Lowest ratio	0.713		
Highest ratio:	1.187		
Coefficient of Dispersion	6.34%		
Standard Deviation	0.079		
Coefficient of Variation	8.24%		
Price Related Differential (PRD)	1.002		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.950		
<i>Upper limit</i>	0.965		
95% Confidence: Mean			
<i>Lower limit</i>	0.950		
<i>Upper limit</i>	0.962		
SAMPLE SIZE EVALUATION			
N (population size)	4610		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.079		
Recommended minimum:	10		
Actual sample size:	675		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	329		
# ratios above mean:	346		
<i>Z:</i>	0.654		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



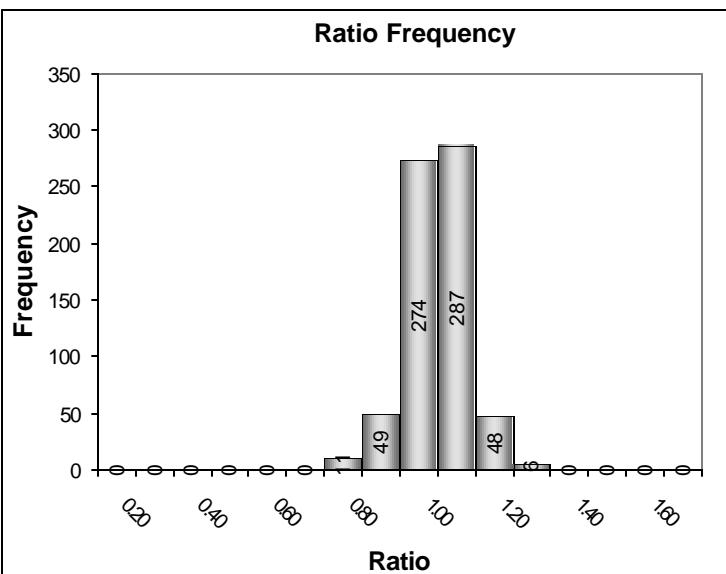
COMMENTS:

1 to 3 Unit Residences throughout area 60.

Annual Update Ratio Study Report (After)

2003 Assessments

District/Team: SE/ Team 3	Lien Date: 01/01/2003	Date of Report: 8/14/2003	Sales Dates: 1/2001 - 12/2002
Area Lake Young area / 60	Appr ID: RPAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	675		
Mean Assessed Value	277,300		
Mean Sales Price	278,100		
Standard Deviation AV	97,223		
Standard Deviation SP	97,441		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.997		
UNIFORMITY			
Lowest ratio	0.744		
Highest ratio:	1.247		
Coefficient of Dispersion	6.01%		
Standard Deviation	0.079		
Coefficient of Variation	7.95%		
Price Related Differential (PRD)	1.001		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.993		
<i>Upper limit</i>	1.006		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	4610		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.079		
Recommended minimum:	10		
Actual sample size:	675		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	330		
# ratios above mean:	345		
<i>Z:</i>	0.577		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 60.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	322306	9116	01/10/02	\$ 185,000	660	0	5	1929	4	107593	N	N	18708 196TH AV SE
3	511290	0560	09/06/02	\$ 159,900	700	0	5	1973	5	20000	N	N	16635 186TH AV SE
3	511280	0130	07/22/02	\$ 154,900	710	0	5	1957	4	19159	N	N	19015 SE 170TH ST
3	072206	9144	12/20/01	\$ 230,000	780	0	5	1943	3	73955	N	N	21815 PETER GRUBB RD SE
3	401080	0080	03/21/02	\$ 212,000	830	0	5	1951	3	24440	Y	Y	18570 W LAKE DESIRE DR SE
3	302306	9157	08/06/01	\$ 148,950	1010	0	5	1966	3	47480	N	N	18629 SE 164TH ST
3	511280	0200	04/09/02	\$ 159,000	1190	0	5	1958	3	35100	N	N	16845 190TH AV SE
3	252305	9030	10/16/01	\$ 270,000	1010	0	6	1966	3	47916	Y	Y	17514 W LAKE DESIRE DR SE
3	770190	0050	12/04/02	\$ 249,000	1040	700	6	1984	3	18661	N	N	19114 SE 213TH ST
3	770260	0180	06/17/02	\$ 245,500	1080	0	6	1957	3	21204	Y	Y	17243 SE 192ND DR
3	052206	9060	04/16/01	\$ 197,000	1120	840	6	1968	3	16518	N	N	19625 SE 206TH ST
3	770260	0280	12/13/02	\$ 300,000	1140	0	6	1952	3	13716	Y	Y	17433 SE 192ND DR
3	770170	0280	07/24/02	\$ 191,000	1150	0	6	1966	4	21000	N	N	18610 SE 215TH ST
3	302306	9065	12/04/02	\$ 175,000	1200	1200	6	1961	3	26136	N	N	19005 SE 164TH ST
3	072206	9209	08/20/01	\$ 248,500	1210	390	6	1914	4	72745	N	N	22006 PETER GRUBB RD SE
3	117300	0050	05/15/01	\$ 174,950	1300	0	6	1968	4	10800	N	N	19424 SE 176TH ST
3	292306	9012	09/07/01	\$ 209,000	1490	0	6	1980	3	59677	N	N	17415 196TH AV SE
3	062206	9030	09/16/02	\$ 525,000	1540	780	6	1955	4	245242	N	N	19012 SE PIPE LINE RD
3	770260	0670	09/26/02	\$ 313,000	1540	0	6	1983	4	18444	Y	Y	17626 SE 196TH DR
3	172206	9126	01/08/01	\$ 275,000	1610	0	6	1974	3	404672	N	N	22646 204TH AV SE
3	511300	0750	10/11/01	\$ 189,000	1770	0	6	1968	3	12474	N	N	16005 193RD AV SE
													18214 W. SPRING LAKE DR SE
3	793760	0715	06/11/02	\$ 359,000	1870	80	6	1950	4	23560	Y	Y	
3	770160	0050	07/12/01	\$ 198,000	1020	0	7	1967	4	23906	N	N	18853 SE 213TH ST
3	770162	0020	08/20/02	\$ 220,000	1140	580	7	1969	4	18903	N	N	21412 191ST AV SE
3	511280	0190	04/05/01	\$ 165,000	1180	0	7	1962	4	11579	N	N	18850 SE 170TH ST
3	122205	9056	11/26/02	\$ 243,000	1200	400	7	1991	3	43560	N	N	17523 SE 214TH ST
3	252305	9042	07/02/01	\$ 270,000	1240	0	7	1977	4	64192	N	N	17421 W LAKE DESIRE DR SE
3	122205	9044	05/12/01	\$ 309,000	1250	0	7	1977	4	98445	N	N	17509 SE 214TH ST
3	511290	0130	05/08/02	\$ 226,000	1300	0	7	1991	3	29700	N	N	16604 188TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	511290	0095	03/20/02	\$ 191,000	1340	0	7	1970	3	12100	N	N	16646 188TH AV SE
3	511310	0290	04/25/02	\$ 204,900	1370	860	7	1968	3	21390	N	N	18806 SE 161ST ST
3	182206	9079	09/20/01	\$ 387,500	1390	1330	7	1985	3	217800	N	N	22630 183RD AV SE
3	511300	0080	08/22/01	\$ 180,000	1390	0	7	1961	4	16340	Y	N	16222 193RD AV SE
3	511300	0360	06/20/01	\$ 176,000	1420	0	7	1961	4	20000	N	N	19045 SE 163RD ST
3	511300	0160	09/24/02	\$ 176,500	1430	610	7	1963	3	43560	Y	N	16011 194TH AV SE
3	092206	9144	08/01/02	\$ 280,000	1440	0	7	1982	3	126759	N	N	22109 218TH AV SE
3	172206	9122	08/21/02	\$ 318,000	1490	1490	7	1983	3	225640	N	N	23105 207TH AV SE
3	062206	9107	12/16/02	\$ 310,000	1520	490	7	1991	3	53143	N	N	18603 SE 207TH ST
3	793760	0130	07/17/02	\$ 238,500	1550	0	7	1988	3	40000	N	N	18419 196TH AV SE
3	322306	9073	02/28/02	\$ 214,500	1630	0	7	1958	3	25439	N	N	18528 196TH AV SE
3	252305	9038	04/08/02	\$ 250,000	1640	1000	7	1958	4	45612	N	N	17235 174TH AV SE
3	770260	0650	05/14/01	\$ 389,950	1650	1230	7	1987	4	15428	Y	Y	17634 SE 196TH DR
3	770260	0230	06/24/02	\$ 425,000	1660	1660	7	1980	4	14763	Y	Y	17403 SE 192ND DR
3	780190	0110	04/26/01	\$ 362,000	1760	0	7	1996	3	141570	Y	N	19433 208TH AV SE
3	322306	9015	01/23/02	\$ 247,500	1860	0	7	1989	3	152024	N	N	19010 196TH AV SE
3	511310	0020	12/21/01	\$ 192,000	1900	0	7	1964	4	18000	N	N	18842 SE 164TH ST
3	511325	0050	02/23/01	\$ 194,900	1990	0	7	1968	4	14875	N	N	16307 186TH AV SE
3	770170	0650	06/19/01	\$ 228,000	2040	0	7	1968	4	18009	N	N	21316 188TH AV SE
3	511325	0030	07/25/01	\$ 235,000	2110	580	7	1968	3	21930	N	N	16223 186TH AV SE
3	072206	9108	06/20/01	\$ 299,990	2320	0	7	1998	3	72309	N	N	19659 SE 212TH LN
3	400840	0350	06/27/02	\$ 397,500	2470	0	7	1951	4	33916	Y	Y	17409 E LAKE DESIRE DR SE
3	082206	9072	07/11/02	\$ 395,000	2890	0	7	1986	3	245760	N	N	22211 SWEENEY RD SE
3	793760	0795	12/13/02	\$ 352,000	1110	500	8	1963	4	126324	N	N	18401 W. SPRING LAKE DR SE
3	062206	9112	06/19/01	\$ 260,000	1240	480	8	1979	4	34628	N	N	20516 196TH AV SE
3	793810	0040	01/22/02	\$ 238,500	1450	810	8	1981	4	13750	N	N	18633 SE 180TH ST
3	182206	9061	09/16/02	\$ 285,000	1500	790	8	1977	3	68389	N	N	19040 SE 240TH ST
3	793760	0550	03/28/01	\$ 262,900	1510	1510	8	1980	3	21650	N	N	19332 SE 178TH PL
3	955802	0630	03/28/02	\$ 244,350	1540	0	8	2002	3	3510	N	N	17217 WOODSIDE DR SE
3	955802	0660	05/15/02	\$ 235,965	1540	0	8	2002	3	4892	N	N	17129 WOODSIDE DR SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	955802	0680	06/07/02	\$ 240,625	1540	0	8	2002	3	3450	N	N	17113 WOODSIDE DR SE
3	955802	0700	05/13/02	\$ 232,496	1540	0	8	2002	3	3656	N	N	16511 171ST PL SE
3	955802	0750	06/23/02	\$ 235,060	1540	0	8	2002	3	5539	N	N	17077 165TH AV SE
3	955802	0850	06/23/02	\$ 227,950	1540	0	8	2002	3	2930	N	N	17028 165TH AV SE
3	955802	0890	12/20/02	\$ 239,950	1540	0	8	2002	3	2930	N	N	17060 165TH AV SE
3	322306	9134	03/14/01	\$ 360,000	1610	1090	8	1979	4	191664	N	N	20102 SE 192ND ST
3	793760	0095	06/20/02	\$ 278,500	1750	450	8	1986	4	23452	N	N	18122 E. SPRING LAKE DR SE
3	052206	9086	04/18/01	\$ 359,950	1780	1780	8	1981	3	128700	N	N	19226 200TH AV SE
3	400840	0085	07/18/02	\$ 415,000	1830	0	8	1998	3	14079	Y	Y	18312 W LAKE DESIRE DR SE
3	955802	0620	03/28/02	\$ 272,250	1890	0	8	2002	3	3835	N	N	17240 164TH WY SE
3	955802	0650	05/28/02	\$ 252,735	1890	0	8	2002	3	3995	N	N	17201 WOODSIDE DR SE
3	955802	0690	06/23/02	\$ 256,020	1890	0	8	2002	3	3482	N	N	17105 WOODSIDE DR SE
3	955802	0720	09/25/02	\$ 258,365	1890	0	8	2002	3	5124	N	N	16523 SE 171ST PL
3	955802	0740	06/23/02	\$ 261,366	1890	0	8	2002	3	8010	N	N	16503 SE 171ST PL
3	955802	0860	07/09/02	\$ 261,252	1890	0	8	2002	3	2927	N	N	17036 165TH AV SE
3	955802	0900	09/03/02	\$ 260,070	1890	0	8	2002	3	2957	N	N	17068 165TH AV SE
3	955802	0990	08/13/02	\$ 254,001	1890	0	8	2002	3	2957	N	N	17015 WOODSIDE DR SE
3	955802	0870	07/18/02	\$ 244,730	1900	0	8	2002	3	2927	N	N	17044 165TH AV SE
3	955802	0980	08/27/02	\$ 239,391	1900	0	8	2002	3	2943	N	N	17023 WOODSIDE DR SE
3	042206	9090	04/30/02	\$ 379,000	1910	0	8	1983	3	210830	Y	Y	20606 216TH AV SE
3	312306	9018	08/16/02	\$ 390,000	1910	0	8	1996	3	206039	N	N	18787 W LAKE DESIRE DR SE
3	780190	0081	07/12/01	\$ 275,000	1950	0	8	1995	3	96267	Y	N	20619 SE 192ND ST
3	511280	0195	08/14/02	\$ 247,950	1980	0	8	2002	3	11689	N	N	18912 SE 170TH ST
3	955802	0640	03/28/02	\$ 287,100	1990	0	8	2002	3	3480	N	N	17209 WOODSIDE DR SE
3	955802	0670	07/23/02	\$ 273,950	1990	0	8	2002	3	3450	N	N	17121 WOODSIDE DR SE
3	955802	0710	09/26/02	\$ 269,950	1990	0	8	2002	3	4221	N	N	16517 SE 171ST PL
3	955802	0730	06/15/02	\$ 267,510	1990	0	8	2002	3	5888	N	N	17228 164TH WY SE
3	955800	0930	11/07/02	\$ 296,990	2210	0	8	2002	3	3528	N	N	17018 166TH PL SE
3	082206	9064	11/21/01	\$ 430,000	2400	0	8	1978	3	259182	N	N	21620 210TH AV SE
3	062206	9117	07/23/01	\$ 344,500	2410	0	8	1984	3	35002	N	N	18915 SE PETROVITSKY RD
3	172206	9125	01/24/02	\$ 291,102	2420	0	8	2002	3	241322	N	N	20801 SE 226TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	052206	9109	06/03/02	\$ 480,000	2990	0	8	1985	3	215186	Y	N	20623 SE 198TH ST
3	122205	9031	07/20/01	\$ 390,000	3310	0	8	1987	3	54014	N	N	17806 SE 214TH ST
3	182206	9163	09/07/01	\$ 539,000	3640	0	8	2001	3	70131	N	N	23223 196TH AVE SE
3	511328	0080	08/08/02	\$ 470,000	3890	0	8	2001	3	188179	N	N	22725 209TH AV SE
3	955800	0130	08/29/02	\$ 324,665	2170	0	9	2002	3	4150	N	N	17062 PARKSIDE WY SE
3	052206	9123	03/29/02	\$ 330,000	2220	1300	9	2000	3	52707	N	N	19821 SE PETROVITSKY RD
3	131044	0820	05/28/02	\$ 334,500	2270	0	9	1997	3	8443	N	N	17309 SE 186TH WY
3	131044	0250	05/06/02	\$ 282,888	2290	0	9	1997	3	6394	N	N	18617 173RD WY SE
3	131044	0400	08/24/01	\$ 310,000	2290	0	9	1997	3	8646	N	N	17532 SE 186TH WY
3	955800	0090	03/21/02	\$ 331,455	2310	0	9	2001	3	4770	N	N	17116 PARKSIDE WY SE
3	955800	0510	03/13/02	\$ 351,856	2360	0	9	2002	3	4687	N	N	16637 173RD PL SE
3	955800	0050	09/07/01	\$ 344,500	2430	0	9	2001	3	4770	N	N	17148 PARKSIDE WY SE
3	955800	0290	09/24/01	\$ 341,440	2430	0	9	2001	3	4905	N	N	17123 PARKSIDE WY SE
3	131044	0540	07/02/01	\$ 355,000	2440	0	9	1998	3	6871	N	N	18615 176TH PL SE
3	131044	0970	12/12/02	\$ 355,000	2440	0	9	1998	3	7972	N	N	17327 SE 187TH ST
3	955800	0270	04/18/02	\$ 350,006	2440	0	9	2001	3	4781	N	N	16653 171ST PL SE
3	955800	0300	01/28/02	\$ 334,540	2460	0	9	2001	3	4905	N	N	17131 PARKSIDE WY SE
3	955800	0460	05/20/02	\$ 356,353	2460	0	9	2002	3	7121	N	N	17204 WOODSIDE DR SE
3	955800	0640	03/13/02	\$ 305,740	2500	0	9	2001	3	3834	N	N	17040 WOODSIDE DR SE
3	955800	0680	09/12/02	\$ 348,150	2500	0	9	2001	3	4238	N	N	17008 WOODSIDE DR SE
3	955800	0770	12/23/02	\$ 345,565	2500	0	9	2001	3	4497	N	N	17003 166TH PL SE
3	955800	0360	12/20/02	\$ 359,950	2520	0	9	2001	3	5086	N	N	16741 SE 173RD ST
3	955802	0040	09/08/02	\$ 344,200	2520	0	9	2002	3	6514	N	N	17225 164TH WY SE
3	955800	0370	09/03/02	\$ 374,920	2530	0	9	2001	3	5086	N	N	16733 SE 173RD ST
3	955800	0340	08/15/02	\$ 348,950	2570	0	9	2001	3	4904	N	N	16757 SE 173RD ST
3	955800	0080	04/03/02	\$ 326,000	2580	0	9	2001	3	4770	N	N	17124 PARKSIDE WY SE
3	955800	0040	10/23/02	\$ 359,950	2590	0	9	2001	3	5692	N	N	17156 PARKSIDE WY SE
3	955800	0070	06/20/02	\$ 342,950	2590	0	9	2001	3	4770	N	N	17132 PARKSIDE WY SE
3	955800	0310	10/19/01	\$ 350,145	2590	0	9	2001	3	4905	N	N	17139 PARKSIDE DR E
3	955800	0500	07/03/02	\$ 381,433	2600	0	9	2002	3	6175	N	N	16744 SE 173RD ST
3	955800	0060	03/27/02	\$ 350,498	2630	0	9	2001	3	4770	N	N	17140 PARKSIDE WY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	955800	0280	04/05/02	\$ 349,950	2630	0	9	2001	3	4905	N	N	17115 PARKSIDE WY SE
3	955800	0650	02/20/02	\$ 323,387	2640	0	9	2001	3	3841	N	N	17032 WOODSIDE DR SE
3	955800	0670	05/22/02	\$ 378,000	2640	0	9	2001	3	3964	N	N	17016 WOODSIDE DR SE
3	955800	0780	09/10/02	\$ 348,875	2640	0	9	2001	3	3970	N	N	17011 166TH PL SE
3	131043	0370	06/27/01	\$ 335,000	2660	0	9	2000	3	5958	N	N	18432 172ND CT SE
3	131043	0430	10/16/02	\$ 337,500	2660	0	9	2000	3	6280	N	N	17288 SE 185TH ST
3	131043	0520	07/20/01	\$ 345,900	2660	0	9	2000	3	7547	N	N	17247 SE 185TH ST
3	131043	0630	03/27/02	\$ 339,000	2690	0	9	1999	3	6027	N	N	18523 173RD WY SE
3	131044	0310	02/27/02	\$ 332,400	2700	0	9	1997	3	7419	N	N	17330 SE 186TH WY
3	131044	0650	01/25/01	\$ 360,500	2749	0	9	1998	3	6120	N	N	18618 175TH AV SE
3	131044	0440	05/14/02	\$ 368,400	2750	0	9	1997	3	7500	N	N	17556 SE 186TH WY
3	122205	9060	10/28/02	\$ 510,000	2760	0	9	1977	3	193842	N	N	17615 SE 214TH ST
3	131043	0350	02/26/01	\$ 355,900	2780	0	9	2000	3	6258	N	N	18435 172ND CT SE
3	131044	0290	08/14/01	\$ 380,000	2788	0	9	1998	3	7980	N	N	17310 SE 186TH WY
3	131043	0310	06/05/01	\$ 379,500	2790	0	9	2000	3	7166	N	N	17300 SE 185TH ST
3	955802	0050	07/12/02	\$ 340,835	2790	0	9	2002	3	5161	N	N	17221 164TH WY SE
3	131043	0260	05/25/01	\$ 406,492	2800	0	9	2001	3	7233	N	N	17311 SE 185TH ST
3	131043	0330	12/26/01	\$ 345,900	2820	0	9	2001	3	6531	N	N	18429 172ND CT SE
3	131043	0220	11/30/01	\$ 339,000	2830	0	9	2001	3	5000	N	N	17314 SE 185TH PL
3	131043	0280	11/17/01	\$ 324,900	2830	0	9	2001	3	6008	N	N	17316 SE 185TH ST
3	131043	0660	10/01/01	\$ 360,000	3010	0	9	1999	3	6018	N	N	18547 173RD WY SE
3	131043	0470	02/26/01	\$ 364,210	3040	0	9	2000	3	6777	N	N	17264 SE 185TH ST
3	131043	0300	03/21/01	\$ 384,031	3060	0	9	2000	3	6551	N	N	17306 SE 185TH ST.
3	131043	0360	04/18/01	\$ 363,900	3060	0	9	2000	3	6235	N	N	18436 172ND CT SE
3	131043	0390	04/10/01	\$ 374,799	3060	0	9	2001	3	6008	N	N	18422 172ND CT SE
3	131043	0530	05/11/01	\$ 353,900	3060	0	9	2000	3	6782	N	N	17253 SE 185TH ST
3	131043	0140	03/17/01	\$ 362,500	3080	0	9	2000	3	6807	N	N	17313 SE 185TH PL
3	131044	0050	12/20/01	\$ 368,888	3260	0	9	1998	3	10119	N	N	17217 SE 187TH ST
3	131044	0170	02/05/02	\$ 367,000	3260	0	9	1998	3	9263	N	N	18642 172ND PL SE
3	131043	0410	02/22/01	\$ 430,000	3260	0	9	2000	3	8069	N	N	18410 172ND CT SE
3	131044	0390	05/01/02	\$ 380,000	3261	0	9	1998	3	8605	N	N	17526 SE 186TH WY

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	131044	0690	04/18/02	\$ 392,000	3261	0	9	1998	3	7665	N	N	18642 175TH AV SE
3	131044	0760	03/22/02	\$ 389,000	3261	0	9	1998	3	9522	N	N	18603 175TH AV SE
3	131043	0210	06/07/01	\$ 417,351	3290	0	9	2001	3	8744	N	N	17322 SE 185TH PL
3	131043	0230	02/12/01	\$ 421,457	3290	0	9	2000	3	7735	N	N	17308 SE 185TH PL
3	131043	0270	01/23/02	\$ 388,000	3290	0	9	2001	3	6970	N	N	17315 SE 185TH ST
3	131043	0290	05/17/01	\$ 451,999	3290	0	9	2001	3	8304	N	N	17312 SE 185TH ST
3	131043	0400	04/19/01	\$ 404,900	3360	0	9	2001	3	7685	N	N	18416 172ND CT SE
3	131043	0200	12/17/01	\$ 409,500	3380	0	9	2001	3	6961	N	N	17328 SE 185TH PL
3	955802	0300	06/24/02	\$ 412,950	3380	0	9	2001	3	7421	N	N	16891 164TH WY SE
3	955802	0270	05/23/02	\$ 422,371	3400	0	9	2002	3	7700	N	N	16921 164TH WY SE
3	955802	0280	10/08/02	\$ 465,000	3410	0	9	2002	3	7480	N	N	16913 164TH WY SE
3	955802	0330	08/01/02	\$ 425,777	3410	0	9	2002	3	7480	N	N	16867 164TH WY SE
3	955802	0340	08/22/02	\$ 442,036	3410	0	9	2002	3	7228	N	N	16859 164TH WY SE
3	955802	0290	07/09/02	\$ 389,950	3570	0	9	2002	3	6600	N	N	16899 164TH WY SE
3	955802	0320	07/02/02	\$ 392,000	3570	0	9	2002	3	6600	N	N	16875 164TH WY SE
3	131043	0560	05/18/01	\$ 399,990	3650	0	9	2000	3	6577	N	N	18517 172ND LN SE
3	770193	0150	11/05/02	\$ 475,000	2420	1390	10	1991	3	74546	N	N	17327 187TH PL SE
3	770193	0060	01/08/02	\$ 394,000	2650	0	10	1990	3	19890	N	N	18902 SE 174TH WY
3	770193	0200	09/12/01	\$ 465,000	3060	0	10	1991	3	21043	N	N	17357 187TH PL SE
3	770193	0140	09/05/02	\$ 575,000	3200	0	10	1999	3	39523	N	N	17313 187TH PL SE
3	770193	0520	04/02/01	\$ 515,000	3280	150	10	1995	3	20180	N	N	17522 190TH AV SE
3	793790	0050	06/20/01	\$ 599,950	3310	0	10	2000	3	41534	N	N	19830 183RD WY SE
3	770193	0210	02/27/01	\$ 455,000	3570	0	10	1993	3	32086	N	N	18622 SE 174TH WY
3	793790	0040	12/28/01	\$ 610,000	3630	0	10	2000	3	30570	N	N	19906 183RD WY SE
3	770193	0460	05/23/02	\$ 452,151	3640	0	10	1991	3	30544	N	N	17421 190TH AV SE
3	793790	0150	09/06/02	\$ 718,082	3660	0	10	2002	3	46470	N	N	18416 SE 195TH PL
3	793790	0120	08/21/01	\$ 630,650	3670	0	10	2001	3	50378	N	N	18322 SE 195TH PL
3	770193	0470	05/29/01	\$ 418,000	3710	0	10	1991	3	25574	N	N	17433 190TH AV SE
3	793790	0010	05/02/01	\$ 695,000	4120	0	10	2000	3	48226	N	N	19929 183RD WY SE
3	793790	0020	03/08/01	\$ 747,000	4340	0	10	2000	3	34828	N	N	19821 183RD WY SE
3	082206	9113	10/08/02	\$ 865,000	3730	0	11	2001	3	77972	N	N	20920 SE 216TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	122205	9070	02/21/02	\$ 787,500	4110	0	11	2001	3	217800	N	N	28027 187TH AVE SE
3	793790	0200	07/24/02	\$ 800,000	4460	0	11	2002	3	49951	N	N	19430 185TH AV SE
3	082206	9095	01/10/01	\$ 660,000	4670	0	11	1996	3	118252	N	N	21209 212TH AV SE
7	142205	9071	07/08/02	\$ 290,000	2200	0	5	1913	5	212000	N	N	22832 156TH AV SE
7	152205	9020	02/05/02	\$ 365,000	2210	0	5	1909	4	642074	N	N	23831 148TH AV SE
7	186580	0310	11/20/02	\$ 156,900	880	0	6	1969	4	6720	N	N	16905 SE 252ND PL
7	032205	9237	12/12/01	\$ 152,000	980	0	6	1970	3	13770	N	N	20512 147TH AV SE
7	809250	1320	09/12/01	\$ 160,000	1010	0	6	1970	3	9600	N	N	17311 SE 264TH ST
7	186581	0080	12/04/01	\$ 151,500	1040	0	6	1970	4	7957	N	N	16925 SE 254TH PL
7	186581	0020	03/12/01	\$ 123,000	1060	0	6	1970	3	6600	N	N	16815 SE 254TH PL
7	186581	0070	06/19/01	\$ 149,000	1060	0	6	1970	3	6600	N	N	16921 SE 254TH PL
7	252205	9120	10/10/02	\$ 155,000	1070	0	6	1959	3	10018	N	N	26822 167TH PL SE
7	032205	9064	01/26/01	\$ 179,950	1080	0	6	1945	4	27300	N	N	14406 SE 208TH ST
7	186580	0010	11/22/02	\$ 146,000	1100	0	6	1970	4	7412	Y	N	25435 168TH PL SE
7	186581	0390	12/06/02	\$ 165,000	1120	0	6	1979	3	6540	N	N	16924 SE 252ND PL
7	192206	9067	09/12/01	\$ 169,000	1320	0	6	1963	4	13308	N	N	24323 192ND AV SE
7	186581	0030	11/06/02	\$ 175,000	1340	0	6	1977	4	6600	N	N	16901 SE 254TH PL
7	262205	9131	09/19/02	\$ 177,250	1340	0	6	1970	3	9148	N	N	26626 156TH PL SE
7	102205	9001	09/06/01	\$ 240,000	1410	0	6	1955	3	401623	N	N	20815 148TH AV SE
7	242205	9064	05/13/02	\$ 230,000	1610	0	6	1952	5	43560	N	N	17820 SE 256TH ST
7	179640	0190	12/10/01	\$ 154,900	860	0	7	1968	3	9612	N	N	15611 SE 262ND PL
7	745770	0170	09/24/02	\$ 189,950	890	0	7	1968	4	15576	N	N	25306 182ND AV SE
7	809250	0370	09/24/02	\$ 177,000	940	0	7	1966	4	11625	N	N	25969 172ND AV SE
7	889860	0110	04/23/01	\$ 210,000	950	460	7	1981	3	16947	N	N	24513 185TH PL SE
7	179640	0040	07/17/01	\$ 170,000	960	0	7	1968	4	9612	N	N	15621 SE 263RD PL
7	179640	0120	04/03/02	\$ 174,000	960	0	7	1968	4	9612	N	N	15634 SE 263RD PL
7	255080	0070	10/19/01	\$ 160,000	960	0	7	1975	3	10147	N	N	26719 166TH PL SE
7	252205	9172	05/13/02	\$ 174,500	970	0	7	1968	3	14810	N	N	16803 SE 268TH ST
7	032205	9086	10/09/02	\$ 195,000	980	500	7	1956	4	54450	N	N	20210 142ND AV SE
7	179640	0140	06/06/02	\$ 163,000	1000	0	7	1968	4	9612	N	N	15622 SE 263RD PL
7	186582	0120	05/23/02	\$ 155,000	1000	0	7	1976	3	7920	N	N	25208 170TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	186580	0180	08/19/02	\$ 167,900	1010	0	7	1969	3	7630	N	N	16803 SE 254TH PL
7	186580	0190	02/19/02	\$ 174,950	1010	0	7	1969	3	7630	N	N	16804 SE 254TH PL
7	186580	0210	12/24/02	\$ 170,000	1010	0	7	1969	3	6540	N	N	25314 168TH PL SE
7	338430	0220	05/10/02	\$ 164,000	1010	0	7	1968	4	9811	N	N	19319 SE 243RD PL
7	338430	0260	08/17/01	\$ 165,900	1010	0	7	1968	4	9746	N	N	24212 193RD AV SE
7	546930	0110	11/20/01	\$ 184,950	1010	480	7	1975	3	7920	N	N	25320 151ST PL SE
7	546930	0330	07/27/01	\$ 194,000	1010	490	7	1975	4	8700	N	N	25411 150TH PL SE
7	794210	0080	04/24/02	\$ 160,000	1010	0	7	1968	4	9600	N	N	18860 SE 244TH PL
7	794210	0170	04/10/02	\$ 164,950	1010	0	7	1969	4	9600	N	N	18811 SE 244TH PL
7	794210	0200	06/26/02	\$ 175,000	1010	0	7	1969	3	9600	N	N	18835 SE 244TH PL
7	262205	9033	04/05/02	\$ 154,000	1020	0	7	1962	3	23425	N	N	15811 SE 256TH ST
7	179550	0130	07/15/02	\$ 177,000	1040	0	7	1976	4	8645	N	N	26437 170TH AV SE
7	794210	0310	01/30/02	\$ 159,950	1050	0	7	1968	3	11230	N	N	24622 190TH PL SE
7	809250	1400	07/23/02	\$ 170,000	1050	0	7	1967	4	9600	N	N	17153 SE 267TH ST
7	809270	0260	08/14/01	\$ 183,000	1050	320	7	1975	4	8470	N	N	17118 SE 264TH ST
7	186582	0130	11/15/02	\$ 156,000	1070	0	7	1976	4	7920	N	N	25202 170TH PL SE
7	252205	9209	09/05/01	\$ 150,000	1070	0	7	1965	4	34276	N	N	26650 164TH AV SE
7	745770	0240	08/09/02	\$ 165,000	1070	0	7	1968	3	10623	N	N	25308 181ST AV SE
7	152281	0070	07/25/02	\$ 170,000	1080	0	7	1976	4	9967	N	N	19500 SE 241ST PL
7	179550	0090	12/11/02	\$ 169,950	1080	0	7	1963	3	8710	N	N	26455 170TH AV SE
7	252205	9110	07/24/02	\$ 160,000	1080	0	7	1959	3	10018	N	N	26821 167TH PL SE
7	809250	0430	07/10/01	\$ 162,950	1080	0	7	1967	4	11625	N	N	26011 172ND AV SE
7	202206	9084	10/22/02	\$ 176,000	1090	0	7	1975	4	14000	N	N	19727 SE WAX RD
7	571101	0020	10/28/02	\$ 156,000	1090	0	7	1969	4	10935	N	N	16318 SE 263RD PL
7	571101	0040	04/24/01	\$ 157,000	1090	0	7	1969	4	10934	N	N	16302 SE 263RD PL
7	289520	0100	02/25/02	\$ 185,000	1100	580	7	1980	3	9720	N	N	26532 168TH PL SE
7	809260	0050	10/29/02	\$ 187,500	1100	0	7	1968	4	16587	N	N	17904 SE 260TH PL
7	809260	0130	12/12/01	\$ 170,000	1100	0	7	1968	4	11875	N	N	17604 SE 260TH PL
7	186582	0280	07/03/01	\$ 158,000	1120	0	7	1976	3	8100	N	N	16958 SE 255TH PL
7	809250	1280	08/17/01	\$ 140,500	1120	0	7	1969	3	9600	N	N	17409 SE 264TH ST
7	809270	0230	02/26/01	\$ 169,900	1120	0	7	1976	3	15210	N	N	26344 171ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	809270	0240	06/08/01	\$ 169,900	1120	0	7	1976	3	11270	N	N	26336 171ST PL SE
7	289520	0060	11/11/02	\$ 170,500	1130	360	7	1980	3	10647	N	N	26624 168TH PL SE
7	102205	9053	06/01/02	\$ 220,000	1140	0	7	1964	3	77101	N	N	13244 SE 216TH ST
7	242205	9111	10/31/02	\$ 215,000	1140	720	7	1967	3	60984	N	N	24815 180TH AV SE
7	192206	9055	04/30/02	\$ 181,650	1150	0	7	1954	3	38610	N	N	19011 SE 240TH ST
7	809250	0390	03/27/01	\$ 155,000	1150	0	7	1967	4	12180	N	N	17130 SE 260TH ST
7	232981	0030	11/08/02	\$ 207,000	1170	0	7	1990	3	9800	N	N	25002 168TH PL SE
7	809260	0080	08/20/01	\$ 145,000	1170	0	7	1968	3	9585	N	N	17640 SE 260TH PL
7	261830	0140	01/09/02	\$ 178,000	1180	0	7	1975	3	10296	N	N	14011 SE 201ST ST
7	546540	0120	01/30/02	\$ 175,000	1180	480	7	1978	3	12400	N	N	26623 159TH AV SE
7	809250	0600	11/26/02	\$ 175,000	1180	0	7	1968	4	9600	N	N	26265 172ND AV SE
7	809250	0970	05/16/01	\$ 167,500	1180	0	7	1966	4	9600	N	N	17205 SE 262ND ST
7	809250	1110	04/30/02	\$ 175,000	1180	0	7	1967	4	13095	N	N	26224 173RD AV SE
7	142205	9152	08/01/01	\$ 249,990	1190	400	7	1972	4	35000	N	N	22509 152ND AV SE
7	179550	0140	05/04/01	\$ 170,000	1190	0	7	1975	4	8450	N	N	26429 170TH AV SE
7	289520	0160	04/24/01	\$ 183,000	1190	410	7	1980	3	11970	N	N	26502 168TH PL SE
7	809250	0690	05/24/02	\$ 175,000	1190	0	7	1968	4	9548	N	N	17237 SE 261ST ST
7	809250	0850	01/24/02	\$ 177,000	1190	0	7	1968	4	10087	N	N	17428 SE 262ND ST
7	202206	9092	07/23/02	\$ 176,000	1200	0	7	1963	4	13050	N	N	24212 197TH AV SE
7	289520	0070	07/09/01	\$ 172,500	1200	0	7	1980	3	10170	N	N	26616 168TH PL SE
7	776060	0240	03/26/02	\$ 169,500	1200	0	7	1977	4	10002	N	N	24097 196TH PL SE
7	809250	0420	06/07/01	\$ 143,900	1200	0	7	1967	4	11625	N	N	26005 172ND AV SE
7	809250	1410	06/26/02	\$ 162,500	1200	0	7	1967	4	9600	N	N	17149 SE 267TH ST
7	794215	0090	07/18/01	\$ 137,500	1210	0	7	1968	3	9514	N	N	18576 SE 246TH PL
7	186581	0370	11/12/02	\$ 155,500	1220	0	7	1979	3	7590	N	N	25145 170TH PL SE
7	255082	0160	02/22/02	\$ 172,500	1220	0	7	1977	4	10074	N	N	26808 166TH PL SE
7	242205	9117	11/21/01	\$ 243,000	1230	1000	7	1968	3	33105	N	N	24421 180TH AV SE
7	261830	0130	06/18/01	\$ 197,400	1230	0	7	1977	4	12159	N	N	14003 SE 201ST ST
7	186580	0070	06/18/01	\$ 169,950	1240	0	7	1969	4	6540	N	N	25401 168TH PL SE
7	202206	9087	02/27/02	\$ 164,950	1240	0	7	1962	4	14945	N	N	24224 197TH AV SE
7	232981	0270	10/29/02	\$ 194,500	1240	0	7	1990	3	7236	N	N	25022 170TH WY SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	179550	0320	06/22/01	\$ 149,000	1260	0	7	1961	3	8645	N	N	26640 170TH AV SE
7	546930	0240	09/19/01	\$ 165,000	1260	0	7	1972	3	6440	N	N	25318 150TH PL SE
7	255081	0030	08/14/01	\$ 165,000	1280	0	7	1976	3	10220	N	N	26817 165TH PL SE
7	255081	0190	03/09/01	\$ 175,000	1280	0	7	1976	4	10220	N	N	26810 165TH PL SE
7	809270	0610	04/12/01	\$ 187,000	1290	620	7	1975	3	12928	N	N	17024 SE 267TH ST
7	232980	0220	12/06/02	\$ 209,950	1300	350	7	1987	3	7977	N	N	16736 SE 251ST PL
7	809270	0520	07/23/02	\$ 171,000	1310	0	7	1977	3	9600	N	N	26437 171ST AV SE
7	794210	0190	08/14/02	\$ 195,000	1320	0	7	1969	4	9600	N	N	18827 SE 244TH PL
7	809270	0080	04/22/02	\$ 168,000	1320	0	7	1970	4	12222	N	N	17110 SE 265TH ST
7	242205	9005	08/23/01	\$ 247,000	1340	0	7	1984	3	185130	N	N	24317 172ND AV SE
7	289520	0140	03/29/02	\$ 186,500	1340	0	7	1980	3	9922	N	N	26510 168TH PL SE
7	179550	0040	04/26/02	\$ 145,000	1350	0	7	1961	3	8450	N	N	26629 170TH AV SE
7	232980	0420	06/03/02	\$ 200,000	1350	350	7	1988	3	6500	N	N	25119 170TH PL SE
7	192206	9099	09/14/01	\$ 250,000	1370	0	7	1964	4	78408	N	N	24007 196TH AV SE
7	745770	0230	07/11/02	\$ 198,050	1370	0	7	1968	4	10251	N	N	25314 181ST AV SE
7	770150	0030	08/28/02	\$ 188,000	1370	0	7	1980	3	9560	N	N	24932 183RD PL SE
7	809250	0520	05/25/01	\$ 171,950	1370	0	7	1966	4	16575	N	N	26215 172ND AV SE
7	142205	9003	11/08/02	\$ 322,000	1390	0	7	1994	3	131720	N	N	22820 156TH AV SE
7	232981	0020	09/18/02	\$ 196,700	1390	0	7	1990	3	10037	N	N	25014 168TH PL SE
7	889860	0190	05/25/01	\$ 153,000	1390	0	7	1981	3	16611	N	N	23634 185TH PL SE
7	186580	0150	06/28/02	\$ 185,700	1410	0	7	1969	3	6540	N	N	25422 168TH PL SE
7	186581	0180	12/03/02	\$ 179,950	1410	0	7	1970	3	7777	N	N	25338 169TH AV SE
7	186581	0250	07/23/02	\$ 179,950	1410	0	7	1969	3	9047	N	N	25351 169TH AV SE
7	809250	1360	08/20/02	\$ 182,700	1420	0	7	1967	4	9600	N	N	17209 SE 264TH ST
7	232981	0090	07/17/02	\$ 192,000	1480	0	7	1989	3	8211	N	N	24929 170TH WY SE
7	571100	0030	11/02/01	\$ 239,950	1480	730	7	1978	3	9702	Y	N	16417 SE 264TH ST
7	923844	0020	06/25/02	\$ 207,950	1490	0	7	2002	3	3840	N	N	15612 SE 254TH PL
7	923844	0030	04/19/02	\$ 207,950	1490	0	7	2002	3	3842	N	N	15616 SE 254TH PL
7	923844	0200	05/20/02	\$ 207,950	1490	0	7	2002	3	4696	N	N	15815 SE 253RD PL
7	809250	0350	03/13/02	\$ 179,950	1500	0	7	1968	4	8249	N	N	25964 172ND AV SE
7	232981	0180	06/17/02	\$ 208,950	1510	0	7	1990	3	7211	N	N	25103 170TH WY SE

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Area 60
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	809250	0300	12/26/02	\$ 177,000	1510	0	7	1966	4	8856	N	N	17207 SE 260TH ST
7	809250	0380	07/22/02	\$ 185,000	1520	0	7	1966	4	12954	N	N	17134 SE 260TH ST
7	255080	0050	04/25/01	\$ 192,200	1540	0	7	1975	4	10147	N	N	26705 166TH PL SE
7	809200	0020	05/16/01	\$ 179,950	1550	0	7	1967	4	9225	N	N	17720 SE 261ST ST
7	232980	0660	03/06/01	\$ 191,950	1570	0	7	1988	3	6300	N	N	16726 SE 251ST ST
7	232980	0570	08/23/02	\$ 205,000	1580	0	7	1988	3	7234	N	N	17016 SE 251ST PL
7	546720	0050	09/16/02	\$ 242,000	1590	0	7	1953	4	16279	N	N	26822 148TH AV SE
7	809250	0630	06/17/01	\$ 172,500	1590	0	7	1976	3	10725	N	N	17507 SE 261ST ST
7	232981	0110	01/31/02	\$ 207,000	1600	0	7	1990	3	8283	N	N	24945 170TH WY SE
7	923844	0170	09/09/02	\$ 212,950	1610	500	7	2002	3	5414	N	N	15805 SE 253RD PL
7	232980	0040	04/16/02	\$ 202,000	1620	0	7	1988	3	6344	N	N	16631 SE 251ST ST
7	809250	0870	09/24/01	\$ 177,500	1620	0	7	1969	4	10650	N	N	17446 SE 262ND ST
7	152281	0110	06/27/01	\$ 150,000	1630	0	7	1975	3	9690	N	N	19521 SE 241ST PL
7	794220	0010	09/13/01	\$ 174,950	1630	0	7	1968	4	9514	N	N	24405 188TH AV SE
7	809250	0290	08/10/01	\$ 183,000	1640	0	7	1967	4	9576	N	N	17203 SE 260TH ST
7	179550	0290	05/28/02	\$ 192,500	1650	0	7	1989	3	8645	N	N	26604 170TH AV SE
7	809250	1350	07/20/01	\$ 176,000	1660	0	7	1967	4	9600	N	N	17217 SE 264TH ST
7	232981	0260	05/16/01	\$ 204,950	1670	0	7	1989	3	7439	N	N	25028 170TH WY SE
7	232980	0470	07/20/01	\$ 209,950	1680	0	7	1989	3	6000	N	N	17023 SE 251ST PL
7	338430	0010	12/31/01	\$ 143,000	1680	0	7	1968	3	9940	N	N	24005 193RD PL SE
7	232981	0460	10/03/02	\$ 216,500	1690	0	7	1989	3	8067	N	N	16724 SE 250TH CT
7	809250	0150	10/25/02	\$ 200,000	1750	0	7	1983	4	9638	N	N	26010 174TH AV SE
7	232980	0150	11/20/02	\$ 224,950	1760	0	7	1984	3	8758	N	N	25100 167TH AV SE
7	232980	0500	12/17/01	\$ 205,000	1760	0	7	1988	3	6191	N	N	17039 SE 251ST PL
7	923844	0060	06/18/02	\$ 219,950	1770	0	7	2002	3	4276	N	N	15632 SE 254TH PL
7	923844	0070	04/18/02	\$ 230,200	1770	0	7	2002	3	4278	N	N	15704 SE 254TH PL
7	923844	0160	05/01/02	\$ 219,950	1770	0	7	2002	3	5395	N	N	15801 SE 253RD PL
7	923844	0180	03/21/02	\$ 225,000	1770	0	7	2002	3	5000	N	N	15807 SE 253RD PL
7	923844	0190	04/22/02	\$ 222,286	1770	0	7	2002	3	4694	N	N	15809 SE 253RD PL
7	923844	0250	03/27/02	\$ 219,950	1770	0	7	2002	3	4500	N	N	15726 SE 253RD PL
7	923844	0260	04/02/02	\$ 218,950	1770	0	7	2002	3	4813	N	N	15720 SE 253RD PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	232981	0620	04/17/01	\$ 184,642	1800	0	7	1990	3	8211	N	N	17124 SE 251ST ST
7	152281	0080	12/27/02	\$ 185,400	1820	0	7	1976	4	11436	N	N	19503 SE 241ST PL
7	669900	0270	02/27/02	\$ 230,000	1820	0	7	2002	3	5415	N	N	17723 SE 259TH PL
7	232981	0050	12/04/02	\$ 215,700	1830	0	7	1989	3	8498	N	N	24922 168TH PL SE
7	232981	0310	05/15/02	\$ 214,600	1830	0	7	1989	3	7858	N	N	24940 170TH WY SE
7	669900	0880	08/09/02	\$ 236,355	1840	0	7	2002	3	5500	N	N	27525 178TH PL SE
7	232980	0540	12/17/01	\$ 190,000	1850	0	7	1989	3	6668	N	N	17034 SE 251ST PL
7	261830	0430	05/15/02	\$ 209,000	1870	0	7	1964	3	8997	N	N	20105 143RD PL SE
7	923844	0210	01/11/02	\$ 234,950	1970	0	7	2002	3	4950	N	N	15814 SE 253RD PL
7	923844	0240	05/13/02	\$ 234,950	1970	0	7	2002	3	4500	N	N	15730 SE 253RD PL
7	669900	0580	03/25/02	\$ 228,000	2030	0	7	2002	3	5000	N	N	25718 179TH PL SE
7	669900	0620	06/20/02	\$ 225,154	2030	0	7	2002	3	5051	N	N	25700 179TH PL SE
7	669900	0630	09/20/02	\$ 227,000	2030	0	7	2002	3	4659	N	N	17922 SE 257TH ST
7	669900	1440	08/22/01	\$ 216,520	2030	0	7	2001	3	5094	N	N	25908 179TH PL SE
7	669900	0430	07/12/01	\$ 223,835	2040	0	7	2001	3	4941	N	N	25811 179TH PL SE
7	669900	1250	12/20/01	\$ 226,880	2040	0	7	2002	3	5324	N	N	17805 SE 259TH ST
7	669900	1390	12/28/01	\$ 215,700	2040	0	7	2002	3	4500	N	N	17911 SE 259TH ST
7	669900	1410	08/08/01	\$ 209,655	2040	0	7	2001	3	5409	N	N	17915 SE 259TH ST
7	255081	0170	11/12/02	\$ 215,500	2050	0	7	1976	5	10220	N	N	26822 165TH PL SE
7	152205	9121	03/05/01	\$ 260,000	2100	0	7	1974	3	120225	N	N	14509 SE 234TH PL
7	669900	0370	02/04/02	\$ 235,670	2150	0	7	2002	3	4791	N	N	25820 178TH AVE SE
7	669900	0410	05/16/01	\$ 224,071	2150	0	7	2001	3	5635	N	N	17903 SE 258TH ST
7	669900	0710	10/11/02	\$ 225,000	2150	0	7	2002	3	4700	N	N	17814 SE 257TH ST
7	669900	1430	11/28/01	\$ 222,430	2150	0	7	2002	3	5295	N	N	25908 179TH PL SE
7	923844	0050	01/24/02	\$ 257,950	2230	0	7	2002	3	5470	N	N	15628 SE 254TH PL
7	923844	0080	03/25/02	\$ 252,950	2230	0	7	2002	3	4919	N	N	15710 SE 254TH PL
7	923844	0130	12/05/01	\$ 260,450	2230	0	7	2002	3	5970	N	N	25322 157TH PL SE
7	923844	0140	11/30/01	\$ 252,950	2230	0	7	2002	3	5835	N	N	25318 157TH PL SE
7	923844	0230	04/04/02	\$ 252,950	2230	0	7	2002	3	4860	N	N	15802 SE 253RD PL
7	923844	0150	12/19/02	\$ 249,950	2360	0	7	2002	3	5546	N	N	15731 SE 253RD PL
7	923844	0010	12/13/02	\$ 249,950	2420	0	7	2002	3	4384	N	N	15606 SE 254TH PL

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	669900	0160	01/24/02	\$ 234,702	2480	0	7	2002	3	5538	N	N	25831 177TH PL SE
7	669900	0180	12/19/01	\$ 238,025	2480	0	7	2002	3	5000	N	N	25905 177TH PL SE
7	669900	0220	12/20/01	\$ 234,605	2480	0	7	2002	3	7584	N	N	17726 SE 259TH ST
7	669900	0290	03/21/02	\$ 243,465	2480	0	7	2002	3	5763	N	N	17801 SE 259TH PL
7	669900	0360	04/04/02	\$ 268,855	2480	0	7	2002	3	6824	N	N	17829 SE 259TH PL
7	669900	0390	02/05/02	\$ 247,830	2480	0	7	2002	3	5053	N	N	25810 178TH PL SE
7	669900	0440	07/18/01	\$ 230,990	2480	0	7	2001	3	4937	N	N	25817 179TH PL SE
7	669900	0500	07/27/01	\$ 231,515	2480	0	7	2001	3	5000	N	N	25822 179TH PL SE
7	669900	0530	07/23/01	\$ 235,635	2480	0	7	2001	3	5739	N	N	25806 179TH PL SE
7	669900	0560	04/24/02	\$ 234,645	2480	0	7	2002	3	5000	N	N	25728 179TH PL SE
7	669900	0610	05/21/02	\$ 230,650	2480	0	7	2002	3	5027	N	N	25702 179TH PL SE
7	669900	0640	09/03/02	\$ 232,110	2480	0	7	2002	3	5595	N	N	17920 SE 257TH ST
7	669900	0670	06/25/02	\$ 234,890	2480	0	7	2002	3	4700	N	N	17904 SE 257TH ST
7	669900	0720	07/22/02	\$ 237,090	2480	0	7	2002	3	4700	N	N	17810 SE 257TH ST
7	669900	0820	11/22/02	\$ 255,000	2480	0	7	2002	3	5040	N	N	17805 SE 257TH ST
7	669900	0860	11/14/02	\$ 242,170	2480	0	7	2002	3	5000	N	N	25717 178TH PL SE
7	669900	1210	06/27/02	\$ 248,230	2480	0	7	2002	3	5813	N	N	25717 179TH PL SE
7	669900	1300	11/13/01	\$ 233,000	2480	0	7	2002	3	4724	N	N	17819 SE 259TH ST
7	669900	1370	08/21/01	\$ 222,020	2480	0	7	2001	3	4553	N	N	17907 SE 259TH ST
7	669900	1420	08/21/01	\$ 221,075	2480	0	7	2001	3	5745	N	N	17919 SE 259TH ST
7	669900	1520	11/14/01	\$ 245,348	2480	0	7	2002	3	5091	N	N	17814 SE 259TH ST
7	669900	1530	12/26/01	\$ 236,525	2480	0	7	2002	3	6024	N	N	17808 SE 259TH ST
7	669900	0550	04/17/02	\$ 249,175	2630	0	7	2002	3	5000	N	N	25732 179TH PL SE
7	669900	0470	08/31/01	\$ 245,430	2640	0	7	2001	3	6658	N	N	25833 179TH PL SE
7	669900	1290	12/12/01	\$ 244,790	2640	0	7	2002	3	4583	N	N	17817 SE 259TH ST
7	669900	1330	10/19/01	\$ 245,133	2640	0	7	2002	3	4715	N	N	17825 SE 259TH ST
7	669900	1400	09/10/01	\$ 247,250	2640	0	7	2001	3	6370	N	N	17913 SE 259TH ST
7	669900	1500	10/04/01	\$ 256,973	2640	0	7	2001	3	5000	N	N	17824 SE 259TH ST
7	669900	0300	03/12/02	\$ 267,340	2670	0	7	2002	3	6690	N	N	17805 SE 259TH PL
7	669900	0230	02/21/02	\$ 252,970	2730	0	7	2002	3	5737	N	N	25912 177TH PL SE
7	669900	0590	09/04/02	\$ 239,990	2730	0	7	2002	3	5000	N	N	25712 179TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	669900	0650	10/07/02	\$ 246,765	2730	0	7	2002	3	6479	N	N	17914 SE 257TH ST
7	669900	0690	10/28/02	\$ 247,248	2730	0	7	2002	3	5640	N	N	17826 SE 257TH ST
7	669900	1170	06/03/02	\$ 259,135	2730	0	7	2002	3	6576	N	N	25737 179TH PL SE
7	669900	1180	06/03/02	\$ 268,500	2730	0	7	2002	3	5792	N	N	25731 179TH PL SE
7	669900	1220	05/22/02	\$ 262,000	2730	0	7	2002	3	5820	N	N	25713 179TH PL SE
7	669900	0150	04/09/02	\$ 242,650	2740	0	7	2002	3	5613	N	N	25825 177TH PL SE
7	669900	0170	12/10/01	\$ 251,992	2740	0	7	2002	3	5500	N	N	25901 177TH PL SE
7	669900	0200	12/17/01	\$ 256,375	2740	0	7	2002	3	6034	N	N	25915 177TH PL SE
7	669900	0280	04/11/02	\$ 258,620	2740	0	7	2002	3	5578	N	N	17729 SE 259TH PL
7	669900	0350	02/25/02	\$ 248,878	2740	0	7	2002	3	5552	N	N	17827 SE 259TH PL
7	669900	0400	02/13/02	\$ 257,405	2740	0	7	2002	3	4905	N	N	25806 178TH PL SE
7	669900	0420	06/25/01	\$ 238,760	2740	0	7	2001	3	4900	N	N	25805 179TH PL SE
7	669900	0450	07/17/01	\$ 233,685	2740	0	7	2001	3	4933	N	N	25821 179TH PL SE
7	669900	0520	09/10/01	\$ 250,000	2740	0	7	2001	3	5550	N	N	25812 179TH PL SE
7	669900	0830	10/25/02	\$ 259,340	2740	0	7	2002	3	5040	N	N	17807 SE 257TH ST
7	669900	1260	01/14/02	\$ 241,450	2740	0	7	2002	3	4321	N	N	17803 SE 259TH ST
7	669900	1280	03/26/02	\$ 240,000	2740	0	7	2002	3	4538	N	N	17815 SE 259TH ST
7	669900	1360	08/28/01	\$ 233,785	2740	0	7	2001	3	6204	N	N	17905 SE 259TH ST
7	669900	1470	12/17/01	\$ 249,415	2740	0	7	2001	3	5000	N	N	17906 SE 259TH ST
7	669900	1480	11/13/01	\$ 247,085	2740	0	7	2002	3	5000	N	N	17902 SE 259TH ST
7	669900	0260	04/18/02	\$ 247,015	2800	0	7	2002	3	5682	N	N	25828 177TH PL SE
7	669900	0380	05/03/02	\$ 254,275	2800	0	7	2002	3	4500	N	N	25816 178TH SE
7	669900	1380	10/23/01	\$ 231,210	2840	0	7	2002	3	5489	N	N	17907 SE 259TH ST
7	856289	0470	03/13/02	\$ 323,995	3170	0	7	2002	3	5339	N	N	16232 SE 249TH PL
7	669900	0140	01/18/02	\$ 268,250	3190	0	7	2002	3	6662	N	N	25819 177TH PL SE
7	669900	0190	12/28/01	\$ 258,732	3190	0	7	2002	3	5000	N	N	25909 177TH PL SE
7	669900	0330	05/29/02	\$ 274,000	3190	0	7	2002	3	6203	N	N	17823 SE 159TH PL
7	669900	0480	11/22/02	\$ 263,000	3190	0	7	2002	3	6541	N	N	25834 179TH PL SE
7	669900	0810	10/24/02	\$ 274,900	3190	0	7	2002	3	5751	N	N	17803 SE 257TH ST
7	669900	0840	10/28/02	\$ 275,880	3190	0	7	2002	3	5867	N	N	25705 178TH PL SE
7	669900	1090	08/12/02	\$ 287,285	3190	0	7	2002	3	6778	N	N	25706 178TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	669900	1140	08/12/02	\$ 275,715	3190	0	7	2002	3	5924	N	N	25730 178TH PL SE
7	669900	1150	08/22/02	\$ 305,736	3190	0	7	2002	3	5917	N	N	25736 178TH PL SE
7	669900	1160	08/19/02	\$ 289,655	3190	0	7	2002	3	6722	N	N	25740 178TH PL SE
7	669900	1510	11/30/01	\$ 273,965	3190	0	7	2002	3	5000	N	N	17818 SE 259TH ST
7	669900	0210	12/20/01	\$ 265,497	3240	0	7	2002	3	6079	N	N	17730 SE 259TH ST
7	669900	0240	02/07/02	\$ 252,883	3240	0	7	2002	3	5500	N	N	25906 177TH PL SE
7	669900	0250	12/29/01	\$ 261,690	3240	0	7	2002	3	5902	N	N	25902 177TH PL SE
7	669900	0310	05/23/02	\$ 275,455	3240	0	7	2002	3	6350	N	N	17811 SE 259TH PL
7	669900	0320	02/21/02	\$ 292,825	3240	0	7	2002	3	6287	N	N	17819 SE 259TH PL
7	669900	0340	06/21/02	\$ 280,000	3240	0	7	2002	3	6000	N	N	17821 SE 259TH PL
7	669900	0460	08/28/01	\$ 253,005	3240	0	7	2001	3	5028	N	N	25827 179TH PL SE
7	669900	0490	08/29/01	\$ 260,000	3240	0	7	2001	3	5000	N	N	25828 179TH PL SE
7	669900	0510	06/21/01	\$ 242,000	3240	0	7	2001	3	5550	N	N	25818 179TH PL SE
7	669900	0540	04/22/02	\$ 261,030	3240	0	7	2002	3	5724	N	N	25738 179TH PL SE
7	669900	0570	05/31/02	\$ 262,410	3240	0	7	2002	3	5000	N	N	25722 179TH PL SE
7	669900	0600	05/22/02	\$ 257,115	3240	0	7	2002	3	5000	N	N	25708 179TH PL SE
7	669900	0660	06/12/02	\$ 253,720	3240	0	7	2002	3	4700	N	N	17908 SE 257TH ST
7	669900	0680	09/06/02	\$ 264,745	3240	0	7	2002	3	5616	N	N	17830 SE 257TH ST
7	669900	0700	08/10/02	\$ 267,720	3240	0	7	2002	3	5640	N	N	17820 SE 257TH ST
7	669900	1190	05/16/02	\$ 270,875	3240	0	7	2002	3	5799	N	N	25727 179TH PL SE
7	669900	1200	06/11/02	\$ 285,572	3240	0	7	2002	3	5806	N	N	25721 179TH PL SE
7	669900	1230	06/04/02	\$ 284,888	3240	0	7	2002	3	5827	N	N	25707 179TH PL SE
7	669900	1240	07/08/02	\$ 276,135	3240	0	7	2002	3	6534	N	N	25701 179TH PL SE
7	669900	1270	11/06/01	\$ 279,695	3240	0	7	2002	3	5632	N	N	17801 SE 259TH ST
7	669900	1310	11/01/01	\$ 252,965	3240	0	7	2002	3	6180	N	N	17821 SE 259TH ST
7	669900	1320	10/24/01	\$ 252,935	3240	0	7	2002	3	6186	N	N	17823 SE 259TH ST
7	669900	1340	09/27/01	\$ 291,920	3240	0	7	2001	3	5489	N	N	17821 SE 259TH ST
7	669900	1350	11/21/01	\$ 256,003	3240	0	7	2002	3	4568	N	N	17901 SE 259TH ST
7	669900	1460	08/20/01	\$ 262,920	3240	0	7	2001	3	6972	N	N	17910 SE 259TH ST
7	669900	1490	11/16/01	\$ 260,708	3240	0	7	2002	3	5000	N	N	17828 SE 259TH ST
7	669900	1540	12/20/01	\$ 263,950	3240	0	7	2002	3	6128	N	N	17804 SE 259TH ST

Improved Sales Used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	261830	0330	06/25/02	\$ 175,000	1060	0	8	1963	4	12170	N	N	14241 SE 200TH ST
7	261830	0110	05/01/01	\$ 167,500	1110	0	8	1964	3	9720	N	N	14048 SE 201ST ST
7	262176	0120	02/25/02	\$ 210,000	1279	389	8	1997	3	7189	N	N	25861 175TH PL SE
7	262176	0130	05/09/02	\$ 206,500	1279	389	8	1997	3	6939	N	N	25855 175TH PL SE
7	262176	0670	03/18/02	\$ 209,950	1300	380	8	1997	3	7823	N	N	25925 175TH PL SE
7	151592	0290	12/12/01	\$ 242,500	1360	930	8	1994	3	8915	N	N	15914 SE 262ND PL
7	232205	9073	03/22/01	\$ 265,000	1400	1000	8	1963	4	39204	Y	N	25260 153RD AV SE
7	019350	0110	06/19/02	\$ 188,000	1490	0	8	1967	3	10500	N	N	14903 SE 270TH PL
7	261830	0390	04/30/02	\$ 172,500	1500	0	8	1964	4	11887	N	N	14203 SE 201ST ST
7	192206	9024	05/24/01	\$ 215,000	1530	330	8	1979	3	38469	N	N	24806 184TH PL SE
7	262175	0120	05/06/02	\$ 217,500	1540	0	8	1997	3	6992	N	N	25715 174TH PL SE
7	262176	0050	04/28/01	\$ 212,000	1545	0	8	1997	3	7639	N	N	17504 SE 259TH PL
7	019350	0040	06/28/01	\$ 185,000	1560	0	8	1968	3	9680	N	N	27020 150TH PL SE
7	885779	0160	08/23/02	\$ 212,500	1560	0	8	1994	3	15053	N	N	24222 199TH PL SE
7	262176	0310	07/19/02	\$ 217,750	1570	0	8	1997	3	6900	N	N	17560 SE 259TH PL
7	019350	0090	05/28/02	\$ 202,950	1650	0	8	1967	3	9900	N	N	14906 SE 270TH ST
7	142205	9039	01/29/02	\$ 315,000	1680	1350	8	1959	4	117378	N	N	15435 SE 224TH ST
7	238000	0020	09/26/01	\$ 237,000	1730	0	8	1968	3	54014	N	N	23222 166TH AV SE
7	152205	9056	05/24/01	\$ 313,950	1740	0	8	1962	4	217800	N	N	22633 141ST AV SE
7	262175	0170	12/11/01	\$ 224,500	1789	0	8	1997	3	9446	N	N	25780 174TH PL SE
7	344491	0010	09/20/02	\$ 352,000	1800	600	8	1973	4	35150	N	N	21209 142ND AV SE
7	344491	0030	07/16/01	\$ 317,000	1830	1710	8	1969	4	38604	N	N	21217 142ND AV SE
7	151590	0140	12/14/01	\$ 256,900	1840	0	8	1993	3	12248	N	N	26021 158TH AV SE
7	242205	9081	08/15/01	\$ 240,000	1850	0	8	1977	3	57499	N	N	24043 172ND AV SE
7	262175	0160	01/29/02	\$ 223,000	1850	0	8	1997	3	8353	N	N	25781 174TH PL SE
7	262176	0350	02/19/01	\$ 230,000	1850	0	8	1997	3	7324	N	N	25839 176TH PL SE
7	102205	9132	03/13/01	\$ 173,000	1860	0	8	1967	3	18225	N	N	14445 SE 208TH ST
7	689251	0270	07/24/02	\$ 237,750	1870	0	8	2002	3	4803	N	N	25510 156TH PL SE
7	142205	9144	06/11/01	\$ 329,000	1890	919	8	1989	3	84955	N	N	22533 152ND AV SE
7	151591	0160	06/05/01	\$ 245,000	1970	0	8	1993	3	7475	N	N	25711 160TH AV SE
7	689250	0130	06/25/01	\$ 253,014	1970	0	8	2001	3	5750	N	N	15404 SE 254TH ST

Improved Sales Used in this Annual Update Analysis
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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	689251	0020	07/02/02	\$ 249,500	1970	0	8	2001	3	4380	N	N	25425 156TH PL SE
7	689251	0190	09/20/01	\$ 261,250	1970	0	8	2001	3	4620	N	N	25424 156TH PL SE
7	689250	0170	09/26/01	\$ 247,750	1975	0	8	2001	3	4157	N	N	25411 155TH AV SE
7	689251	0050	08/09/02	\$ 254,975	1975	0	8	2002	3	4404	N	N	25505 156TH PL SE
7	262176	0110	04/20/01	\$ 225,000	1977	0	8	1997	3	7700	N	N	25867 175TH PL SE
7	885779	0130	01/22/01	\$ 232,000	1990	0	8	1993	3	17909	N	N	19925 SE 243RD PL
7	184310	0440	11/08/02	\$ 272,000	2010	0	8	1989	3	8305	N	N	16111 254TH AV SE
7	192206	9046	11/05/01	\$ 320,000	2060	0	8	1995	3	82764	N	N	25000 180TH AV SE
7	262176	0190	10/29/02	\$ 255,000	2060	0	8	1997	3	7754	N	N	25860 175TH PL SE
7	262176	0300	07/10/01	\$ 242,500	2060	0	8	1997	3	6819	N	N	17554 SE 259TH PL
7	262176	0320	03/06/02	\$ 249,950	2060	0	8	1997	3	6795	N	N	17568 SE 259TH PL
7	262176	0550	08/07/02	\$ 255,000	2060	0	8	1997	3	7946	N	N	17561 SE 259TH PL
7	689251	0040	04/19/02	\$ 248,000	2060	0	8	2001	3	4380	N	N	25501 156TH PL SE
7	689251	0140	10/25/01	\$ 280,713	2060	0	8	2001	3	5142	N	N	25514 157TH PL SE
7	689250	0020	02/19/01	\$ 252,000	2090	0	8	2001	3	5250	N	N	25426 155TH AV SE
7	689250	0080	02/16/01	\$ 254,950	2090	0	8	2000	3	5625	N	N	25402 155TH AV SE
7	689250	0120	04/05/01	\$ 273,272	2090	0	8	2001	3	5750	N	N	15408 SE 254TH ST
7	689251	0080	08/20/02	\$ 258,000	2090	0	8	2002	3	4939	N	N	15623 SE 255TH PL
7	689251	0130	06/27/02	\$ 252,000	2090	0	8	2002	3	4874	N	N	15715 SE 255TH PL
7	689251	0150	03/20/02	\$ 252,750	2090	0	8	2001	2	4714	N	N	25510 157TH PL SE
7	689251	0160	03/25/02	\$ 259,500	2090	0	8	2001	3	4620	N	N	25506 157TH PL SE
7	152205	9173	08/21/01	\$ 489,950	2100	1750	8	1990	3	87120	N	N	22525 141ST AV SE
7	262176	0360	02/20/02	\$ 264,950	2100	0	8	1997	3	7366	N	N	25833 176TH PL SE
7	102205	9039	01/24/02	\$ 275,000	2110	0	8	1973	4	82764	N	N	14720 SE 224TH ST
7	689251	0090	04/23/02	\$ 262,000	2135	0	8	2002	3	4911	N	N	15627 SE 255TH PL
7	856289	0630	12/27/02	\$ 207,000	2150	0	8	1907	4	5293	N	N	24831 164TH AV SE
7	262175	0210	08/23/01	\$ 255,000	2160	0	8	1997	3	11274	N	N	25764 174TH PL SE
7	184310	0130	10/11/02	\$ 260,000	2170	0	8	1990	3	11627	N	N	25304 163RD AV SE
7	192206	9115	05/25/01	\$ 295,000	2190	0	8	1968	3	42258	N	N	18235 SE WAX RD
7	151591	0110	08/28/02	\$ 285,000	2270	0	8	1993	3	12799	N	N	15931 SE 258TH ST
7	192206	9204	05/23/01	\$ 320,000	2300	0	8	2000	3	20772	N	N	24502 180TH AV SE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	689251	0290	03/26/02	\$ 268,700	2300	0	8	2001	3	4620	N	N	25502 156TH PL SE
7	262176	0410	09/24/02	\$ 260,000	2330	0	8	1997	3	6882	N	N	25808 176TH PL SE
7	689250	0010	03/26/01	\$ 273,500	2350	0	8	2001	3	5250	N	N	25502 155TH AV SE
7	689250	0040	06/21/01	\$ 273,000	2350	0	8	2001	3	5250	N	N	25416 155TH AV SE
7	689250	0160	06/20/01	\$ 278,250	2350	0	8	2000	3	5371	N	N	25407 155TH AV SE
7	192206	9205	07/09/01	\$ 329,500	2360	0	8	2001	3	20886	N	N	24506 180TH AV SE
7	856289	0080	09/10/02	\$ 290,000	2395	0	8	2002	3	4482	N	N	16314 SE 251ST ST
7	262205	9147	07/10/01	\$ 245,000	2400	0	8	1979	3	28701	N	N	26404 148TH AV SE
7	689251	0030	02/25/02	\$ 266,000	2400	0	8	2001	3	4380	N	N	25429 156TH PL SE
7	689251	0180	09/14/01	\$ 300,686	2400	0	8	2001	2	4620	N	N	25430 157TH AV SE
7	856289	0180	03/22/02	\$ 281,995	2400	0	8	2001	3	3997	N	N	16204 SE 251ST ST
7	856289	1150	11/18/02	\$ 288,500	2400	0	8	2001	3	3643	N	N	16201 SE 251ST ST
7	856289	0340	04/01/02	\$ 282,950	2406	0	8	2002	3	6243	N	N	25008 161ST PL SE
7	856289	1340	06/23/02	\$ 274,385	2406	0	8	2002	3	7406	N	N	16032 SE 250TH CT
7	184310	0670	01/09/02	\$ 270,000	2410	0	8	1990	3	7720	N	N	25432 163RD PL SE
7	689251	0240	12/20/01	\$ 270,945	2410	0	8	2001	3	4620	N	N	25501 157TH AV SE
7	689251	0320	06/11/02	\$ 265,750	2410	0	8	2002	3	4847	N	N	25420 156TH PL SE
7	856289	0010	10/12/01	\$ 277,595	2410	0	8	2001	3	6044	N	N	25028 163RD PL SE
7	856289	0710	08/29/01	\$ 292,050	2410	0	8	2001	3	5785	N	N	24917 161ST PL SE
7	102205	9071	02/02/01	\$ 544,000	2420	0	8	1992	3	219106	Y	N	22111 144TH AV SE
7	689250	0050	02/22/01	\$ 282,350	2420	0	8	2000	3	5250	N	N	25410 155TH AV SE
7	689250	0090	04/21/01	\$ 274,250	2420	0	8	2001	3	5528	N	N	25400 155TH AV SE
7	856289	0280	05/03/02	\$ 310,635	2428	0	8	2002	3	5499	N	N	16228 SE 250TH PL
7	856289	0310	01/04/02	\$ 308,825	2428	0	8	2002	3	6255	N	N	16214 SE 250TH PL
7	856289	0640	12/16/01	\$ 304,878	2428	0	8	2002	3	5137	N	N	16008 SE 249TH PL
7	856289	0690	02/06/02	\$ 308,606	2428	0	8	2002	3	5000	N	N	16023 SE 249TH PL
7	856289	0760	09/17/02	\$ 307,406	2428	0	8	2002	3	4991	N	N	16024 SE 250TH CT
7	856289	0780	06/20/02	\$ 304,315	2428	0	8	2002	3	5645	N	N	16014 SE 250TH CT
7	689251	0210	04/18/02	\$ 279,000	2430	0	8	2002	3	4836	N	N	25419 157TH AV SE
7	689251	0220	11/28/01	\$ 254,700	2430	0	8	2002	3	4620	N	N	25425 157TH AV SE
7	689251	0250	08/29/01	\$ 256,500	2430	0	8	2001	3	4620	N	N	25505 157TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	689251	0280	06/06/02	\$ 261,500	2430	0	8	2002	3	4570	N	N	25506 156TH PL SE
7	689251	0300	06/29/01	\$ 265,750	2430	0	8	2001	3	4620	N	N	25430 156TH PL SE
7	856289	0020	01/08/02	\$ 298,000	2430	0	8	2001	3	6079	N	N	25022 163RD PL SE
7	856289	0050	03/25/02	\$ 309,950	2430	0	8	2001	3	6595	N	N	25008 163RD PL SE
7	856289	0590	06/24/02	\$ 308,615	2430	0	8	2001	3	5000	N	N	16032 SE 249TH PL
7	856289	0740	08/29/01	\$ 336,600	2430	0	8	2001	3	6413	N	N	16106 SE 250TH CT
7	151591	0230	05/21/02	\$ 296,000	2440	0	8	1993	3	12547	N	N	16002 SE 258TH ST
7	032205	9131	11/01/01	\$ 280,500	2450	2080	8	1977	3	32823	N	N	20241 143RD PL SE
7	184310	0010	08/09/02	\$ 270,000	2450	0	8	1990	3	7366	N	N	16326 SE 254TH ST
7	238000	0210	05/17/02	\$ 324,950	2460	0	8	1967	4	35150	N	N	16651 SE 235TH ST
7	184310	0690	03/07/01	\$ 264,950	2470	0	8	1990	3	7507	N	N	16321 SE 254TH ST
7	856289	0770	07/12/02	\$ 312,187	2478	0	8	2002	3	5114	N	N	16018 SE 250TH CT
7	184310	0100	07/10/01	\$ 278,000	2510	0	8	1990	3	8226	N	N	25322 163RD AV SE
7	856289	1170	05/24/02	\$ 289,995	2517	0	8	2002	3	3600	N	N	16209 SE 251ST ST
7	151591	0330	03/20/01	\$ 295,000	2520	0	8	1993	3	10083	N	N	16001 SE 260TH ST
7	856289	0160	10/22/02	\$ 293,995	2520	0	8	2001	3	4000	N	N	16212 SE 251ST ST
7	151592	0060	08/08/01	\$ 290,000	2530	0	8	1995	3	9115	N	N	15925 SE 261ST CT
7	192206	9127	02/09/01	\$ 339,950	2540	0	8	1999	3	56628	N	N	24023 196TH AV SE
7	151591	0270	02/15/02	\$ 292,000	2570	0	8	1994	3	9953	N	N	25820 160TH AV SE
7	151591	0280	03/08/01	\$ 299,950	2570	0	8	1994	3	12785	N	N	25819 160TH AV SE
7	151592	0200	09/23/02	\$ 309,950	2570	0	8	1995	3	10603	N	N	26118 162ND AV SE
7	184310	0140	09/12/01	\$ 295,500	2580	0	8	1990	3	8804	N	N	25300 163RD AV SE
7	151592	0160	07/15/02	\$ 288,000	2590	0	8	1994	3	9150	N	N	16219 SE 261ST PL
7	151591	0190	05/16/01	\$ 299,950	2610	0	8	1993	3	10890	N	N	25609 160TH AV SE
7	856289	0140	03/12/02	\$ 288,995	2610	0	8	2001	3	4990	N	N	16222 SE 251ST ST
7	856289	0060	10/25/01	\$ 307,935	2622	0	8	2001	3	6474	N	N	25004 163RD PL SE
7	151591	0380	06/18/01	\$ 292,000	2630	0	8	1994	3	8551	N	N	26010 158TH PL SE
7	689250	0030	03/07/02	\$ 307,750	2630	0	8	2000	3	5250	N	N	25420 155TH AV SE
7	689250	0060	03/20/01	\$ 299,500	2630	0	8	2001	3	5728	N	N	25406 155TH AV SE
7	689250	0100	04/16/01	\$ 317,975	2630	0	8	2000	3	6097	N	N	15418 SE 254TH ST
7	856289	0610	04/24/02	\$ 304,000	2670	0	8	2001	3	5000	N	N	16022 SE 249TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	856289	0650	06/23/02	\$ 316,950	2670	0	8	2002	3	5064	N	N	16004 SE 249TH PL
7	151590	0030	08/15/01	\$ 307,900	2680	0	8	1993	3	9190	N	N	25949 158TH CT SE
7	142205	9161	08/17/01	\$ 412,300	2720	0	8	1986	3	144237	N	N	15507 SE 229TH PL
7	856289	0550	04/15/02	\$ 316,000	2720	0	8	2001	3	5000	N	N	16126 SE 249TH PL
7	856289	1190	09/05/02	\$ 292,995	2729	0	8	2002	3	4085	N	N	16217 SE 251ST ST
7	151592	0150	04/03/02	\$ 309,950	2760	0	8	1997	3	14654	N	N	16223 SE 261ST PL
7	689251	0310	11/13/02	\$ 320,000	2780	0	8	2001	3	4620	N	N	25424 156TH PL SE
7	856289	1160	03/12/02	\$ 294,995	2828	0	8	2002	3	3600	N	N	16205 SE 251ST ST
7	856289	0150	01/10/02	\$ 297,195	2830	0	8	2001	3	4490	N	N	16216 SE 251ST ST
7	856289	0170	01/03/02	\$ 296,995	2830	0	8	2001	3	4000	N	N	16208 SE 251ST ST
7	856289	1180	06/19/02	\$ 299,995	2831	0	8	2002	3	3924	N	N	16211 SE 251ST ST
7	856289	0030	01/18/02	\$ 324,950	2850	0	8	2001	3	6114	N	N	25018 163RD PL SE
7	856289	0390	08/06/02	\$ 327,995	2850	0	8	2001	3	6209	N	N	16125 SE 249TH PL
7	856289	0520	11/22/02	\$ 324,995	2850	0	8	2001	3	5000	N	N	16208 SE 249TH PL
7	856289	0730	08/29/01	\$ 336,600	2870	0	8	2001	3	5891	N	N	24927 161ST PL SE
7	856289	0330	03/24/02	\$ 358,923	2903	0	8	2002	3	7189	N	N	16206 SE 250TH PL
7	856289	0350	04/09/02	\$ 335,131	2903	0	8	2002	3	5924	N	N	25000 161ST PL SE
7	856289	0660	04/24/02	\$ 326,485	2903	0	8	2002	3	5329	N	N	16007 SE 249TH PL
7	856289	0700	01/22/02	\$ 338,415	2903	0	8	2002	3	5000	N	N	16029 SE 249TH PL
7	856289	0750	08/26/02	\$ 346,162	2903	0	8	2002	3	5620	N	N	16030 SE 250TH CT
7	856289	0790	07/09/02	\$ 347,182	2903	0	8	2002	3	5959	N	N	16010 SE 250TH CT
7	856289	0840	08/02/02	\$ 357,271	2903	0	8	2002	3	6047	N	N	16019 SE 250TH CT
7	856289	0870	09/04/02	\$ 366,153	2903	0	8	2002	3	5062	N	N	16101 SE 250TH CT
7	856289	0260	10/23/01	\$ 334,851	2910	0	8	2001	3	6187	N	N	16306 SE 250TH PL
7	856289	0580	11/05/01	\$ 336,312	2910	0	8	2001	3	5648	N	N	16104 SE 249TH PL
7	184310	0560	01/12/01	\$ 290,000	2950	0	8	1990	3	11213	N	N	25406 162ND PL SE
7	856289	0400	12/05/01	\$ 329,883	2955	0	8	2001	3	6164	N	N	16131 SE 249TH PL
7	856289	0480	05/01/02	\$ 325,090	2955	0	8	2002	3	5046	N	N	16228 SE 249TH PL
7	856289	0500	06/03/02	\$ 327,995	2955	0	8	2002	3	5000	N	N	16218 SE 249TH PL
7	151592	0260	04/24/01	\$ 307,000	3040	0	8	1995	3	9626	N	N	15927 SE 262ND PL
7	856289	0530	04/15/02	\$ 323,995	3060	0	8	2001	3	5000	N	N	16204 SE 249TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	856289	0560	08/08/01	\$ 326,995	3060	0	8	2001	3	5000	N	N	16122 SE 249TH PL
7	856289	0570	08/08/01	\$ 323,995	3060	0	8	2001	3	6086	N	N	16116 SE 249TH PL
7	856289	0410	04/02/02	\$ 323,995	3105	0	8	2002	3	5668	N	N	16203 SE 249TH PL
7	856289	0430	08/20/02	\$ 319,000	3105	0	8	2002	3	5048	N	N	16211 SE 249TH PL
7	856289	0460	03/28/02	\$ 323,995	3105	0	8	2002	3	8894	N	N	16229 SE 249TH PL
7	856289	0370	10/30/02	\$ 322,995	3110	0	8	2001	3	5868	N	N	24924 161ST PL SE
7	856289	0540	01/25/02	\$ 321,995	3110	0	8	2001	3	5000	N	N	16132 SE 249TH PL
7	856289	0620	12/18/01	\$ 341,589	3155	0	8	2002	3	6786	N	N	16016 SE 249TH PL
7	856289	0380	08/17/01	\$ 323,995	3170	0	8	2001	3	5864	N	N	24918 161ST PL SE
7	856289	0420	07/12/02	\$ 325,995	3170	0	8	2002	3	5249	N	N	16207 SE 249TH PL
7	856289	0450	09/12/02	\$ 325,995	3170	0	8	2002	3	5190	N	N	16223 SE 249TH PL
7	856289	0490	04/15/02	\$ 331,318	3170	0	8	2002	3	5006	N	N	16224 SE 249TH PL
7	856289	0510	04/03/02	\$ 326,995	3170	0	8	2002	3	5000	N	N	16212 SE 249TH PL
7	151592	0340	06/06/01	\$ 307,000	3270	0	8	1994	3	8678	N	N	26105 159TH PL SE
7	256995	0040	03/19/02	\$ 515,000	3310	2290	8	1999	3	43095	N	N	14522 SE 213TH ST
7	856289	0300	05/07/02	\$ 340,148	3334	0	8	2002	3	5665	N	N	16218 SE 250TH PL
7	856289	0670	01/09/02	\$ 342,419	3334	0	8	2002	3	5645	N	N	16011 SE 249TH PL
7	856289	0800	09/09/02	\$ 348,926	3334	0	8	2002	3	5661	N	N	16006 SE 250TH CT
7	856289	0600	11/29/01	\$ 346,272	3340	0	8	2001	3	5000	N	N	16028 SE 249TH PL
7	856289	0720	08/29/01	\$ 336,600	3340	0	8	2001	3	5987	N	N	24923 161ST PL SE
7	856289	0360	07/12/02	\$ 347,110	3344	0	8	2002	3	6060	N	N	24930 161ST PL SE
7	856289	0070	12/14/01	\$ 365,919	3360	0	8	2001	3	7176	N	N	25002 163RD PL SE
7	856289	0320	09/18/02	\$ 344,491	3362	0	8	2002	3	6228	N	N	16210 SE 250TH PL
7	856289	0680	03/24/02	\$ 387,705	3366	0	8	2002	3	4883	N	N	16017 SE 249TH PL
7	856289	0270	12/27/02	\$ 322,000	3434	0	8	2002	3	5926	N	N	12931 SE 250TH PL
7	856289	0040	03/25/02	\$ 340,000	3488	0	8	2001	3	6283	N	N	25012 163RD PL SE
7	571100	0080	03/26/02	\$ 234,500	1340	600	9	1975	3	9702	Y	N	16457 SE 264TH ST
7	262175	0350	04/26/02	\$ 209,493	1360	640	9	1998	3	8057	N	N	17514 SE 257TH ST
7	262175	0390	04/24/01	\$ 233,500	1820	0	9	1998	3	8964	N	N	17616 SE 257TH CT
7	232205	9083	05/29/01	\$ 530,000	1930	940	9	1986	3	329749	N	N	15717 SE 240TH ST
7	689251	0170	09/12/01	\$ 261,236	1970	0	9	2001	3	4620	N	N	25502 157TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
7	232205	9114	05/10/01	\$ 390,000	2030	0	9	1975	3	85160	N	N	15624 SE 254TH PL
7	252205	9166	09/12/01	\$ 390,000	2440	1400	9	1991	3	100623	Y	N	26458 164TH AV SE
7	262175	0430	10/18/01	\$ 303,000	2531	0	9	1997	3	10077	N	N	25712 176TH PL SE
7	680630	0180	05/15/02	\$ 415,000	2540	1110	9	2002	3	14797	N	N	16331 SE 266TH PL
7	252205	9207	07/18/02	\$ 355,000	2680	0	9	1978	3	108900	N	N	16605 SE 261ST ST
7	262175	0580	10/12/01	\$ 319,500	2720	0	9	1997	3	8658	N	N	25738 175TH WY SE
7	680630	0700	06/19/02	\$ 359,950	2780	0	9	1994	3	8655	N	N	26449 161ST PL SE
7	680630	0720	01/05/01	\$ 332,500	2780	0	9	1994	3	8339	N	N	26444 161ST PL SE
7	262175	0360	06/14/02	\$ 317,000	2830	0	9	1998	3	10115	N	N	17520 SE 257TH ST
7	262175	0520	10/10/02	\$ 317,000	2830	0	9	1997	3	6948	N	N	17515 SE 257TH ST
7	680630	0810	06/24/02	\$ 375,000	2840	0	9	1999	3	12240	N	N	16004 SE 264TH PL
7	680630	0400	06/27/01	\$ 399,900	2890	0	9	1999	3	9580	N	N	16205 SE 264TH PL
7	680630	0790	03/19/02	\$ 345,000	2957	0	9	1998	3	12187	N	N	16102 SE 264TH PL
7	232205	9047	10/26/02	\$ 440,000	2960	0	9	1979	3	125017	N	N	24214 156TH AV SE
7	680630	0870	05/03/01	\$ 390,000	3020	0	9	1994	3	8556	N	N	26453 161ST AV SE
7	680630	0030	07/09/01	\$ 452,000	3250	0	9	1998	3	12071	Y	N	26622 161ST AV SE
7	680630	0150	03/19/01	\$ 421,500	3250	0	9	1999	3	13899	N	N	26618 163RD CT SE
7	680630	0410	04/23/01	\$ 412,000	3422	0	9	1997	3	8945	N	N	16213 SE 264TH PL
7	680630	0140	04/16/02	\$ 420,000	3580	0	9	1999	3	11710	Y	N	26624 163RD CT SE
7	680630	0100	04/18/01	\$ 418,000	3627	0	9	1998	3	8826	N	N	26623 163RD CT SE
7	680630	0980	02/20/01	\$ 410,000	3630	0	9	1997	3	8387	N	N	16032 SE 267TH CT
7	680630	1030	01/24/01	\$ 625,000	3910	1110	9	1997	3	25135	N	N	16015 SE 267TH CT
7	391340	0060	09/11/02	\$ 285,000	2250	0	10	1977	3	13800	N	N	26321 166TH PL SE
7	142205	9184	12/04/01	\$ 550,000	2350	0	10	1983	3	217367	Y	N	23620 160TH AV SE
7	680630	0730	03/28/02	\$ 409,950	3010	0	10	1994	3	7780	N	N	26440 161ST PL SE
7	680630	0230	12/06/02	\$ 405,000	3830	0	10	1996	3	8324	N	N	16314 SE 266TH PL
7	344492	0080	04/12/01	\$ 474,950	4080	0	10	1977	3	94525	Y	N	21113 143RD AV SE

Vacant Sales used in this Annual Update Analysis
Area 60
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
7	032205	9135	08/24/02	\$ 110,000	47916	N	N
7	032205	9290	03/22/02	\$ 36,500	15860	N	N
7	042206	9087	09/20/02	\$ 165,000	222591	N	N
7	052206	9051	1/5/2001	\$ 160,000	216057	N	N
7	052206	9051	9/24/2002	\$ 215,000	216057	N	N
7	052206	9082	08/30/01	\$ 25,000	60112	N	N
7	062206	9006	37599	\$ 250,000	218117	N	N
7	062206	9065	07/09/02	\$ 225,000	220849	N	N
7	072206	9187	8/21/2002	\$ 30,000	18828	Y	Y
7	082206	9115	05/31/01	\$ 130,000	72666	N	N
7	092206	9059	04/20/01	\$ 170,000	233481	N	N
7	132205	9149	02/11/02	\$ 225,000	152436	N	N
7	142205	9125	06/07/02	\$ 95,000	41974	N	N
7	142205	9206	9/16/2002	\$ 132,000	94709	N	N
7	162206	9110	11/08/02	\$ 125,000	108464	N	N
7	172206	9020	08/08/02	\$ 200,000	199069	N	N
7	172206	9144	03/20/02	\$ 145,000	109335	N	N
7	232205	9043	2/26/2001	\$ 400,000	227462	N	N
7	242205	9085	10/23/02	\$ 150,000	124582	N	N
7	262205	9178	03/13/01	\$ 98,000	56327	N	N
7	322306	9049	09/25/02	\$ 80,000	215622	N	N
7	511290	0380	01/16/02	\$ 54,000	21000	N	N
7	680630	0190	01/04/02	\$ 130,000	10993	N	N
7	680630	0200	01/04/02	\$ 130,000	13704	N	N
7	770161	0030	01/21/02	\$ 45,000	17400	Y	Y
7	770180	0060	10/22/02	\$ 33,500	15479	Y	Y
7	770260	0540	9/30/2002	\$ 200,000	20513	Y	Y
7	770260	0550	07/25/02	\$ 150,000	19491	Y	Y
7	770260	0880	37581	\$ 75,000	26372	Y	Y
7	770260	0950	2/20/2001	\$ 142,741	76800	N	N
7	955802	0600	11/1/2002	\$ 297,505	5440	N	N
7	955802	0770	37572	\$ 262,515	5262	N	N
7	955802	0780	37608	\$ 266,935	5052	N	N
7	955802	0790	37575	\$ 266,278	4871	N	N
7	955802	0810	37579	\$ 238,295	4226	N	N
7	955802	0820	37609	\$ 258,574	3890	N	N
7	955802	0830	9/19/2002	\$ 246,294	3089	N	N
7	955802	0910	10/29/02	\$ 229,950	3048	N	N
7	955802	0920	8/22/2002	\$ 249,380	3691	N	N
7	955802	0940	9/27/2002	\$ 273,386	2943	N	N
7	955802	0950	37581	\$ 261,905	2943	N	N
7	955802	0960	9/27/2002	\$ 239,640	2943	N	N
7	955802	1000	10/28/2002	\$ 274,752	3808	N	N

Mobile Home Sales Used in this Annual Update Analysis
Area 60

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
3	012205	9029	1/30/2001	\$ 139,500	23,710	N	N
3	042206	9089	8/31/2001	\$ 225,000	222,156	Y	Y
3	072206	9185	8/3/2001	\$ 123,000	43,995	N	Y
3	082206	9084	1/4/2001	\$ 189,000	54,059	Y	N
3	092206	9164	8/7/2001	\$ 228,000	100,623	N	N
3	122205	9033	5/24/2001	\$ 145,000	40,500	N	N
3	172206	9007	02/21/02	\$ 335,000	283575	N	N
3	172206	9146	6/14/2001	\$ 162,000	43,814	N	N
3	302306	9173	06/13/02	\$ 245,000	229561	N	N
3	302306	9177	4/12/2002	\$ 109,500	18,750	N	N
3	511280	0391	12/23/2002	\$ 167,900	17,625	N	N
3	511300	0534	07/27/01	\$ 171,000	21500	N	N
3	511325	0110	7/8/2002	\$ 99,900	14,620	N	N
3	511325	0260	4/26/2002	\$ 192,500	21,315	N	N
3	770260	1120	2/25/2002	\$ 155,000	25,585	N	N
7	032205	9122	12/4/2001	\$ 185,000	43,560	N	N
7	032205	9188	6/19/2002	\$ 110,500	11,880	N	N
7	102205	9183	4/25/2001	\$ 182,000	44,866	N	N
7	192206	9017	11/14/2001	\$ 158,000	90,966	N	N
7	202206	9128	7/25/2002	\$ 176,200	37,024	N	N
7	242205	9133	12/26/2001	\$ 179,900	131,115	N	N
7	252205	9205	7/2/2001	\$ 113,400	13,298	N	N



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr